

## BOARD OF ARCHITECTURAL REVIEW

### MINUTES

October 17, 2013

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Paul Layer presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, and Michael Cheselka. Staff members Matthew Flis, Deputy Director for the Department of Planning and Zoning, and Jennifer Murphy, Board Clerk are present. Shirley Damon is absent.

### ROLL CALL:

Ms. Murphy called roll. Shirley Damon is absent. Vice-chair Paul Layer will act as chair.

### APPROVAL OF MINUTES:

There being no questions or comment a motion was in order.

Mr. Cheselka made a motion that the September 19, 2013, meeting minutes be approved as drafted. Ms. Hyde seconded the motion.

Motion: Cheselka  
Second: Hyde  
Approved: 3-0-1

Abstain: Baldwin

### ITEM NO. 1:

Request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE, (Docket No. BAR-70-13), in the CM Limited Industrial zoning district; filed by Aubrey Finke of Butz-Wilbern Ltd. (*This item was deferred at the September 19, 2013 meeting*).

Aubrey Finke of Butz-Wilbern Ltd stepped forward to present. Ms. Finke stated that she presented the application at the September 19<sup>th</sup> meeting. At the time the Board raised two concerns. They felt that there was too much red on the front façade and questioned the durability and maintenance required in painting over a prefinished metal system. Ms. Finke noted revisions for the Board members on the rendering, stating that the amount of red has been reduced by thirteen percent. They have substituted it with a Buckskin color. The Buckskin color is the same color that was proposed to be painted on the masonry that is on the backside of the building.

Ms. Finke presented a photograph of another location that performed similar modifications, stating that she had contacted the property manager and facility owner of the property. Both have indicated that they are required at a minimum of two times a year to inspect the property. One of the points of inspection is to identify peeling paint, which must be replaced on an as needed basis. Maintenance issues are caught during inspections. She noted that paint specifications were also provided for the metal doors. The product has a protective marine coating so that it is meant to be durable.

Mr. Baldwin stated that the proposal looked fine to him and he did not have any questions.

Ms. Hyde stated that she appreciated the applicant's efforts to satisfy the Board's comments.

Mr. Cheselka stated that he had liked the original design that was presented at the last meeting. He stated that the board members had expressed concern using an oil based product. The specifications provided are textbook preparation so that if it is applied as shown the product should last approximately 5-7 years. He stated that although he liked the original presentation he also liked the toned down colors shown in the revision.

There being no further question a motion was in order.

Ms. Hyde made a motion that the request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE (Docket No. BAR-70-13) be approved as submitted.

Motion: Hyde  
Second: Cheselka  
Approved: 4-0

## **ITEM NO. 2:**

Request for approval of new construction located at 901 Glyndon Street, SE, (Docket No. BAR-73-13), in the C-1 Local Commercial zoning district; filed by Steve Bukont of BFR Construction.

Steve Bukont President of BFR Construction stepped forward to present. Mr. Bukont stated that he is presenting a mixed-use building that will be located at the corner of Glyndon Street and Tapawingo Road SE. It is a commercially zoned property. The intent is to construct a 3-story mixed use building. The two upper levels will have eight (8) live/work units measuring at approximately 1,500 square feet. The first floor will offer 6,000 square feet of commercial space. Parking will be located below ground and will contain all utilities. The site includes a green roof and six foot screened wall in painted masonry. Samples of proposed colors and materials were passed around for review. Mr. Bukont stated that proposed exterior materials include shingles on the first floor and a second story clad in clapboard. The third story will have a galvanized metal roof with a parapet that acts to screen the green roof and provide for guard rail. He noted that the stone veneer sample is for the retaining wall.

Mr. Bukont stated that during the work session held with the Board it was suggested that some architectural features be added to the design. He noted locations of the added architectural features on the rendering. He stated that the site currently has four large trees at the front and several located in the back. Chairman Layer asked if brackets have been added to the rendering. Mr. Bukont answered yes. Chairman Layer noted that they add more dimensionality to the façade. Mr. Bukont agreed, noting the locations of the brackets on the rendering.

Chairman Layer thanked Mr. Bukont for holding a work session with the Board, stating that it was very helpful. He stated that the screen wall looked to be smaller than six feet. Mr. Bukont stated that it is six feet tall. Chairman Layer asked if it the wall where the steps are located. Mr. Bukont noted that he was referring to the screen wall. The wall located at the front of the building is, at its tallest point, 4'-11". The screen wall will be painted masonry. The front wall will be constructed of stone. Additional discussion followed.

Mr. Baldwin apologized for being unable to attend the work session. He asked how the new proposal compares to the design that was previously approved by the Board several years back. Mr. Bukont explained that certain state and town code regulations have changed since receiving approval. He stated that the state now has a separate category for live/work units. Previously the proposal included commercial retail space on the first floor, office space and several residential units to the side on the second floor, and the third floor entirely residential. At the time the Town required that fifty percent of the building operate as commercial. A third of the space has been designated entirely for commercial. The rest of the commercial requirement is met with the live/work units. He stated that the Town also changed their overhang and projection requirements. The previous design included a lot of architectural features that no longer meet town code regulation. Currently, architectural projections can project out no more than 2 ½ feet and are limited to 10 feet in length. He noted the areas where the projections have been removed or altered.

Mr. Baldwin asked if the new design has been presented to the surrounding neighbors. Mr. Bukont answered yes, explaining that he has spoken with the remaining neighbors. Some of the neighbors have sold their properties so that they are developer owned. In that instance he has met with several of the prospective clients of the developer and showed them the design. One of the homes located behind the site is currently on the market. He has met with their real estate agent and told them he is willing to meet with any prospective buyers to review the plan. He stated that everyone has been fine with the design. Any concerns or feedback that he has heard relate to the types of uses that would be allowed in the building. Although the first floor can have a restaurant by right he stated that there are no plans to have one. He would expect either a coffee shop or bakery type of business to operate on the first floor. It will not generate too much traffic, adding to the character of the neighborhood and the upstairs residents. He anticipated more of a challenge when placing uses in the building that are compatible with the upstairs residents. Additional discussion followed.

Mr. Baldwin stated that his opinion remains the same from when the Board first reviewed the site design. He felt that the building is far too dense for the site; however it is a by-right development and Mr. Bukont's efforts have extended well beyond what most land owners would do. Those efforts include sounding out the neighbors. The materials and exterior design appear to be first class quality. He stated that personal feelings aside, he has no objections to the design proposal.

Ms. Hyde thanked Mr. Bukont for holding a work session with the Board. She stated that it was extremely useful as it answered most of her questions. She thanked Mr. Bukont in taking the Board's comments from the work session and incorporating those comments in to the overall design of the structure.

Chairman Layer agreed, stating that it is an interesting corner. Dependent upon what they are the businesses can add to the neighborhood. He stated that it is a nice project. Mr. Bukont thanked Chairman Layer.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of new construction located at 901 Glyndon Street, SE (Docket No. BAR-73-13) be approved as presented.

Mr. Flis noted that Mr. Bukont is in the process of obtaining minor site plan approval, which is administrative. He noted that any decisions made by the Board are conditioned upon the applicant obtaining administrative approval for the minor site plan..

Chairman Layer asked if there will be signs associated with the project that have not been presented. Mr. Bukont agreed, explaining that any tenants desiring a sign will appear individually before the Board. Chairman Layer asked if the landscape plan is included in the approval. Mr. Flis answered yes. Mr. Bukont stated that with respect to signage he will discourage future tenants from placing signs on the building. The only tenant that he would foresee needing a sign will be the ground floor tenant. He does not want signage placed on the parapet of the building.

There being no further discussion Chairman Layer called the question.

Motion: Cheselka  
Second: Hyde  
Approved: 4-0

### **ITEM NO. 3:**

Request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13), in the RTH Townhouse Residential zoning district; filed by Mary Hough of the Regency Ridge Homeowners Association.

Mary Hough representing the Architectural Review Committee with Regency Ridge Homeowners Association stepped forward to present. Ms. Hough introduced Kathleen Stepp, Treasurer of the Association, Bill Fiore, Architectural Review committee member and Joseph Ryder, Landscape Designer with Kane Landscaping. Ms. Hough stated that they are requesting permission to modify their approved landscape plan.

Chairman Layer asked for a brief overview of the previous approval. Ms. Stepp explained that in May of this year they presented replacement of a few sections of trees. Originally, Leland Cypressess were planted when the subdivision was created. They have since replaced them with Cryptomeria and Green Giant Arborvitaes. Four sections of Leland Cypressess remain to be replaced. When they discussed changing out sections of landscaping back in May, the Board suggested that they could provide a complete plan for the entire site. Once they receive approval they could proceed however they wanted to implement those changes. Ms. Stepp stated that they are now back to present a complete landscape plan for the Board's review. She stated that the overall plan includes the four sections of Leland Cypressess that remain to be replaced along Center Street. Additionally, some other areas that they wish to replant within the community.

Mr. Ryder explained that the Leland Cypressess are declining due to disease and being planted too close together. In addition the trees are also growing too close to the sidewalk. The new trees will be spaced farther apart and set further back from the sidewalk so as to not infringe upon the sidewalk. Mr. Ryder submitted a landscape elevation for the Board's review. Additional discussion followed.

Chairman Layer thanked the applicant for the elevation, stating that it was very helpful.

Ms. Hyde agreed, stating that she liked the idea of mixing the textures.

Ms. Stepp noted that their plan includes removing some of the white pines located at the back of the property. They were also, originally planted too close together. They would like to remove the dying trees in order to give the other ones room to grow.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13) be approved as submitted.

Motion: Baldwin  
Second: Hyde  
Approved: 4-0

#### ITEM NO. 4:

Request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W, (Docket No. BAR-79-13), in the C-2 General Commercial zoning district; filed by Ruth Van Landingham of Service Neon Signs, Inc.

Ruth Van Landingham of Service Neon Signs, Inc. and Guy Paolozzi, owner, were present representing the application. Ms. Van Landingham explained that they are presenting new signage for the business. They would like to change out the current sign panels to reflect the new business. The sign boxes will remain in the same location with no changes.

Mr. Cheselka asked if the cabinets are changing. Ms. Van Landingham answered no.

Mr. Baldwin asked if the background will be in light gray. Ms. Van Landingham answered yes. Mr. Baldwin noted that according to the rendering it looked white. Ms. Hyde noted a different rendering for Mr. Baldwin to review. Mr. Baldwin stated that he has no issue with the main sign. It has a better style to it than the current sign; however, he has concern with the middle sign. The Board has tried to limit slogans or catch phrases on signs. He stated that he is also fine with the sign located at the top of the freestanding sign, which reads *Car and Van Wash*. The bottom sign reads *Full Service*. He noted that the middle sign reads *Home of the Unlimited Wash Inside and Out - Details inside*. Ms. Van Landingham noted that if the owner is willing they could remove some of the verbiage so that it reads *Home of the Unlimited Wash*. Additional discussion followed.

Ms. Hyde agreed that it would be her preference to limit the verbiage and to not increase the starburst designs.

Chairman Layer stated that he too agreed with limiting the verbiage. He stated that the sign is a bit confusing and asked if the expression is typically detailing as opposed to details. Mr. Paolozzi answered that because they were limited on sign space he opted for *Details Available*. He agreed to limit the verbiage on the middle sign. Additional discussion followed and was determined that the bottom sign panel would read *Detailing Available* on the bottom panel with the starburst design removed. The middle panel will have *Home of the Unlimited Wash* with starburst design to remain.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W (Docket No. BAR-79-13) be approved with the change that the center panel portion of the sign will read *Home of the Unlimited Wash* and centered proportionally. The bottom sign panel will read *Detailing Available* with lettering in the same sized font as the word *Available*. The starburst insignias will be removed from the bottom sign panel.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 5:**

Request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13), in the C-2 General Commercial zoning district; filed by Cynthia DiMeglio of Birdwatchers Seed and Supply Co., LLC.

Cindy and Jeff DiMeglio, owners of Birdwatchers Seed and Supply Co., LLC, were present representing the application. Ms. DiMeglio stated that they are taking over the former location of the Quilt Shop at 396 Maple Avenue East. They are applying for approval to reface two existing wall-mounted cabinet signs. The size and locations of the signs will remain the same. They are requesting approval to reface the sign panels.

Mr. Baldwin stated that the sign is very much in keeping with the other signs with respect to style and colors. He noted that it is very appropriate and has no questions.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 6:**

Request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13), in the CM Limited Industrial zoning district; filed by Steve Rigby and Taffy Millar of Damon Framing Studio.

Steve Rigby and Taffy Millar, owner of Damon Framing Studio, were present representing that application.

Mr. Cheselka asked for the size of the lettering. Chairman Layer noted the size on the rendering, which it 2.3 inches tall. Mr. Cheselka stated that it is very small. Mr. Rigby stated that they are willing to increase the letter size; however the frame image around the perimeter of the sign restricts the size. Chairman Layer noted the spacing that is adjacent to the *FS* lettering. If the smaller letters became larger, it would extend the sign to the right and left. They would not need to alter the frame size at all. This could allow them to pick up more size while taking up more of the background space. Mr. Rigby agreed, stating that they would be willing to make the change.

Ms. Hyde agreed, stating that they have such a large sign box available to make a statement about the business. She stated that she liked the design of the sign.

Mr. Baldwin also agreed, stating that he liked the idea of expanding the lower case letters. He stated that they may be able to increase them by 20 to 30 percent for better visibility. Additional discussion followed and it was determined that that the applicant will provide a revised rendering to staff for the board members review and signature.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13) be approved with changes that the letter *B* will be increased to a 6 inch letter height and that the lowercase letters on the *Framing Studio of Vienna* portion of the sign be enlarged to a 4 inch letter height. A revised drawing reflecting the noted changes will be provided to staff for board member review. A signature majority of the reviewing board members will be necessary for approval.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 7:**

Request for approval of signage for Valerianne located at 211 Mill Street, NE, (Docket No. BAR-82-13), in the CM Limited Industrial zoning district; filed by Aimee Wedlake of Valerianne.

Amy Wedlake owner of Valerianne and Steve Rigby were present on behalf of the application. Ms. Wedlake stated that her business will neighbor Item No. 6's business, so that their signs will be very similar. She noted that Mr. Rigby will also be fabricating her signage.

Chairman Layer asked if they submitted color samples of the proposed sign. Samples of the proposed materials and colors were passed around for review. Mr. Cheselka stated that he is concerned that the sign will fade out. Ms. Wedlake agreed, stating that she originally chose a darker color to match her business branding; however they are willing to change the color to black to match to the neighboring sign. She has discussed it with staff and understands that the colors are very similar and will be hard to differentiate. Chairman Layer stated that it is up to the applicant as to which color she prefers. Ms. Wedlake stated that she would opt for whichever color that the Board prefers. Chairman Layer stated that the design may appear faint on the sign board. Ms. Wedlake stated that she would then opt for black lettering.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of signage for Valerianne located at 211 Mill Street, NE (Docket No. BAR-82-13) be approved with the font color changed to black.

Motion: Cheselka  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 8:**

Request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE, (Docket No. BAR-83-13), in the C-1 Local Commercial zoning district; filed by Nate Birky of Architecture, Inc.

Nate Birky of Architecture Inc. was present on behalf of the application. Mr. Birky stated that they are representing the Veterinary Surgery Center. The project requires that they run exterior ductwork on the outside of the building from the ground floor to the second story bulkhead. It will be wrapped up in metal panels to match the existing panels that are on the building to cover it up.

Chairman Layer noted that the proposed change has been circled in red on the submitted materials. Mr. Birky answered yes.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE (Docket No. BAR-83-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 9:**

Request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE, (Docket No. BAR-85-13), in the C-1B Pedestrian Commercial zoning district; filed by Allan Wimmer on behalf of Sanctuary on Church, LLC.

Allan Wimmer, Project Manager for the renovation project to the Savia Building was present representing the application. Mr. Wimmer stated that he is presenting a master sign plan for the proposed awnings on the building. There will be a total of six (6) awnings on the building. The awnings will be dark charcoal almost black in color with gray lettering. The lettering

will be similar in color of the trim that was recently approved. Two gooseneck lights will be installed over each awning.

Mr. Cheselka asked why the awnings are not the same size. Mr. Wimmer answered that the tenant space allotted for each tenant differs in size. They have considered different options and have come up with spacing the awnings the same distance, making it less noticeable.

Mr. Baldwin asked for location placement of the proposed lights. Mr. Wimmer answered that they will be placed above the awnings but below the trim at the top of the building. Mr. Baldwin asked how many lights will be installed. Mr. Wimmer answered that there will be twelve (12) lights, two over each awning. Mr. Baldwin asked for samples of the proposed materials. Samples of the proposed materials were passed around for review.

Mr. Baldwin asked if the awnings themselves will be black. Mr. Wimmer answered yes. Mr. Baldwin asked for the lettering color. Mr. Wimmer answered that they will be gray to match the trim color that is on the building. Mr. Baldwin noted that the Vienna Dance Academy signage could be larger. Mr. Wimmer agreed, stating that they had spoken with the business. He noted that they encompass two tenant spaces. They have opted for one awning that reads Vienna Dance Academy once across the awning.

Mr. Wimmer noted that when a new tenant moves in they will be responsible for replacing the entire awning leaving the framing below. All awnings will have to remain the same color. Mr. Flis noted that as it is part of their master sign plan the tenant will be able to have lettering up to 50 percent the width of the awning. While some have been shown to be much smaller a new tenant could come in with something wider that is per the master sign plan. Mr. Baldwin asked how far the awnings will extend out. Mr. Wimmer answered that it will project 2 foot 6 inches. Mr. Baldwin stated that it looked very nice, dressing up the building nicely. He suggested that if they ever decide to revisit the project they may want to consider altering the roofline to soften it up. The awnings are a good accent.

Ms. Hyde noted that the building is looking very nice. She asked if a new tenant wanted to include their logo on the awning would they be sent before Board of Architectural Review. Mr. Wimmer answered yes, stating that the idea is to keep it all the same.

Chairman Layer stated that according to the rendering there is no room to place lights above the awning. Mr. Wimmer stated that there is approximately 12 inches of space available between the bottom of the trim at the top and the awning. Additional discussion followed.

Chairman Layer agreed that the lettering appeared small and was concerned that the gray lettering will make them difficult to read. Although the font style options are nice he asked why they all agreed to such small font styles. Mr. Wimmer answered that a 14 inch valance allows 12 inch lettering to fit. Chairman Layer asked if the rendering depicts the height of the letters rather than the bottom of the valance. Mr. Wimmer answered yes. Additional discussion followed.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE (Docket No. BAR-85-13) be approved as presented.

Mr. Baldwin asked that the motion include that the lights will be spaced as represented to the Board. Mr. Cheselka agreed to include Mr. Baldwin's comments as part of the motion.

Motion as Amended: Cheselka  
Second: Baldwin  
Approved as Amended: 4-0

## **NEW BUSINESS:**

Chairman Layer asked if staff would like a follow-up to the rendering that would accurately depict the signs. Mr. Flis answered that when they make application for their sign permit they would then provide a rendering to staff. Chairman Layer asked if that is the case for each individual space. Mr. Flis answered that each individual tenant will have to come in for their sign permit. If they meet the standards as set forth in the master sign plan, staff can approve it. If not then they will have to present it to the Board.

There being no further business the meeting adjourned at 9:01 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy  
Board Clerk



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### ROLL CALL:

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### APPROVAL OF MINUTES:

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Abstain: Baldwin

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Mr. Cheselka made a motion that the request for approval of new construction located at 901 Glyndon Street, SE (Docket No. BAR-73-13) be approved as presented.

Mr. Flis noted that Mr. Bukont is in the process of obtaining minor site plan approval, which is administrative. He noted that any decisions made by the Board are conditioned upon the applicant obtaining administrative approval for the minor site plan..

Chairman Layer asked if there will be signs associated with the project that have not been presented. Mr. Bukont agreed, explaining that any tenants desiring a sign will appear individually before the Board. Chairman Layer asked if the landscape plan is included in the approval. Mr. Flis answered yes. Mr. Bukont stated that with respect to signage he will discourage future tenants from placing signs on the building. The only tenant that he would foresee needing a sign will be the ground floor tenant. He does not want signage placed on the parapet of the building.

There being no further discussion Chairman Layer called the question.

Motion: Cheselka  
Second: Hyde  
Approved: 4-0

### **ITEM NO. 3:**

Request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13), in the RTH Townhouse Residential zoning district; filed by Mary Hough of the Regency Ridge Homeowners Association.

Mary Hough representing the Architectural Review Committee with Regency Ridge Homeowners Association stepped forward to present. Ms. Hough introduced Kathleen Stepp, Treasurer of the Association, Bill Fiore, Architectural Review committee member and Joseph Ryder, Landscape Designer with Kane Landscaping. Ms. Hough stated that they are requesting permission to modify their approved landscape plan.

Chairman Layer asked for a brief overview of the previous approval. Ms. Stepp explained that in May of this year they presented replacement of a few sections of trees. Originally, Leland Cypressess were planted when the subdivision was created. They have since replaced them with Cryptomeria and Green Giant Arborvitaes. Four sections of Leland Cypressess remain to be replaced. When they discussed changing out sections of landscaping back in May, the Board suggested that they could provide a complete plan for the entire site. Once they receive approval they could proceed however they wanted to implement those changes. Ms. Stepp stated that they are now back to present a complete landscape plan for the Board's review. She stated that the overall plan includes the four sections of Leland Cypressess that remain to be replaced along Center Street. Additionally, some other areas that they wish to replant within the community.

Mr. Ryder explained that the Leland Cypressess are declining due to disease and being planted too close together. In addition the trees are also growing too close to the sidewalk. The new trees will be spaced farther apart and set further back from the sidewalk so as to not infringe upon the sidewalk. Mr. Ryder submitted a landscape elevation for the Board's review. Additional discussion followed.

Chairman Layer thanked the applicant for the elevation, stating that it was very helpful.

Ms. Hyde agreed, stating that she liked the idea of mixing the textures.

Ms. Stepp noted that their plan includes removing some of the white pines located at the back of the property. They were also, originally planted too close together. They would like to remove the dying trees in order to give the other ones room to grow.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13) be approved as submitted.

Motion: Baldwin  
Second: Hyde  
Approved: 4-0

#### **ITEM NO. 4:**

Request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W, (Docket No. BAR-79-13), in the C-2 General Commercial zoning district; filed by Ruth Van Landingham of Service Neon Signs, Inc.

Ruth Van Landingham of Service Neon Signs, Inc. and Guy Paolozzi, owner, were present representing the application. Ms. Van Landingham explained that they are presenting new signage for the business. They would like to change out the current sign panels to reflect the new business. The sign boxes will remain in the same location with no changes.

Mr. Cheselka asked if the cabinets are changing. Ms. Van Landingham answered no.

Mr. Baldwin asked if the background will be in light gray. Ms. Van Landingham answered yes. Mr. Baldwin noted that according to the rendering it looked white. Ms. Hyde noted a different rendering for Mr. Baldwin to review. Mr. Baldwin stated that he has no issue with the main sign. It has a better style to it than the current sign; however, he has concern with the middle sign. The Board has tried to limit slogans or catch phrases on signs. He stated that he is also fine with the sign located at the top of the freestanding sign, which reads *Car and Van Wash*. The bottom sign reads *Full Service*. He noted that the middle sign reads *Home of the Unlimited Wash Inside and Out - Details inside*. Ms. Van Landingham noted that if the owner is willing they could remove some of the verbiage so that it reads *Home of the Unlimited Wash*. Additional discussion followed.

Ms. Hyde agreed that it would be her preference to limit the verbiage and to not increase the starburst designs.

Chairman Layer stated that he too agreed with limiting the verbiage. He stated that the sign is a bit confusing and asked if the expression is typically detailing as opposed to details. Mr. Paolozzi answered that because they were limited on sign space he opted for *Details Available*. He agreed to limit the verbiage on the middle sign. Additional discussion followed and was determined that the bottom sign panel would read *Detailing Available* on the bottom panel with the starburst design removed. The middle panel will have *Home of the Unlimited Wash* with starburst design to remain.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W (Docket No. BAR-79-13) be approved with the change that the center panel portion of the sign will read *Home of the Unlimited Wash* and centered proportionally. The bottom sign panel will read *Detailing Available* with lettering in the same sized font as the word *Available*. The starburst insignias will be removed from the bottom sign panel.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 5:**

Request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13), in the C-2 General Commercial zoning district; filed by Cynthia DiMeglio of Birdwatchers Seed and Supply Co., LLC.

Cindy and Jeff DiMeglio, owners of Birdwatchers Seed and Supply Co., LLC, were present representing the application. Ms. DiMeglio stated that they are taking over the former location of the Quilt Shop at 396 Maple Avenue East. They are applying for approval to reface two existing wall-mounted cabinet signs. The size and locations of the signs will remain the same. They are requesting approval to reface the sign panels.

Mr. Baldwin stated that the sign is very much in keeping with the other signs with respect to style and colors. He noted that it is very appropriate and has no questions.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 6:**

Request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13), in the CM Limited Industrial zoning district; filed by Steve Rigby and Taffy Millar of Damon Framing Studio.

Steve Rigby and Taffy Millar, owner of Damon Framing Studio, were present representing that application.

Mr. Cheselka asked for the size of the lettering. Chairman Layer noted the size on the rendering, which it 2.3 inches tall. Mr. Cheselka stated that it is very small. Mr. Rigby stated that they are willing to increase the letter size; however the frame image around the perimeter of the sign restricts the size. Chairman Layer noted the spacing that is adjacent to the *FS* lettering. If the smaller letters became larger, it would extend the sign to the right and left. They would not need to alter the frame size at all. This could allow them to pick up more size while taking up more of the background space. Mr. Rigby agreed, stating that they would be willing to make the change.

Ms. Hyde agreed, stating that they have such a large sign box available to make a statement about the business. She stated that she liked the design of the sign.

Mr. Baldwin also agreed, stating that he liked the idea of expanding the lower case letters. He stated that they may be able to increase them by 20 to 30 percent for better visibility. Additional discussion followed and it was determined that that the applicant will provide a revised rendering to staff for the board members review and signature.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13) be approved with changes that the letter *B* will be increased to a 6 inch letter height and that the lowercase letters on the *Framing Studio of Vienna* portion of the sign be enlarged to a 4 inch letter height. A revised drawing reflecting the noted changes will be provided to staff for board member review. A signature majority of the reviewing board members will be necessary for approval.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 7:**

Request for approval of signage for Valerianne located at 211 Mill Street, NE, (Docket No. BAR-82-13), in the CM Limited Industrial zoning district; filed by Aimee Wedlake of Valerianne.

Amy Wedlake owner of Valerianne and Steve Rigby were present on behalf of the application. Ms. Wedlake stated that her business will neighbor Item No. 6's business, so that their signs will be very similar. She noted that Mr. Rigby will also be fabricating her signage.

Chairman Layer asked if they submitted color samples of the proposed sign. Samples of the proposed materials and colors were passed around for review. Mr. Cheselka stated that he is concerned that the sign will fade out. Ms. Wedlake agreed, stating that she originally chose a darker color to match her business branding; however they are willing to change the color to black to match to the neighboring sign. She has discussed it with staff and understands that the colors are very similar and will be hard to differentiate. Chairman Layer stated that it is up to the applicant as to which color she prefers. Ms. Wedlake stated that she would opt for whichever color that the Board prefers. Chairman Layer stated that the design may appear faint on the sign board. Ms. Wedlake stated that she would then opt for black lettering.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of signage for Valerianne located at 211 Mill Street, NE (Docket No. BAR-82-13) be approved with the font color changed to black.

Motion: Cheselka  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 8:**

Request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE, (Docket No. BAR-83-13), in the C-1 Local Commercial zoning district; filed by Nate Birky of Architecture, Inc.

Nate Birky of Architecture Inc. was present on behalf of the application. Mr. Birky stated that they are representing the Veterinary Surgery Center. The project requires that they run exterior ductwork on the outside of the building from the ground floor to the second story bulkhead. It will be wrapped up in metal panels to match the existing panels that are on the building to cover it up.

Chairman Layer noted that the proposed change has been circled in red on the submitted materials. Mr. Birky answered yes.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE (Docket No. BAR-83-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 9:**

Request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE, (Docket No. BAR-85-13), in the C-1B Pedestrian Commercial zoning district; filed by Allan Wimmer on behalf of Sanctuary on Church, LLC.

Allan Wimmer, Project Manager for the renovation project to the Savia Building was present representing the application. Mr. Wimmer stated that he is presenting a master sign plan for the proposed awnings on the building. There will be a total of six (6) awnings on the building. The awnings will be dark charcoal almost black in color with gray lettering. The lettering

will be similar in color of the trim that was recently approved. Two gooseneck lights will be installed over each awning.

Mr. Cheselka asked why the awnings are not the same size. Mr. Wimmer answered that the tenant space allotted for each tenant differs in size. They have considered different options and have come up with spacing the awnings the same distance, making it less noticeable.

Mr. Baldwin asked for location placement of the proposed lights. Mr. Wimmer answered that they will be placed above the awnings but below the trim at the top of the building. Mr. Baldwin asked how many lights will be installed. Mr. Wimmer answered that there will be twelve (12) lights, two over each awning. Mr. Baldwin asked for samples of the proposed materials. Samples of the proposed materials were passed around for review.

Mr. Baldwin asked if the awnings themselves will be black. Mr. Wimmer answered yes. Mr. Baldwin asked for the lettering color. Mr. Wimmer answered that they will be gray to match the trim color that is on the building. Mr. Baldwin noted that the Vienna Dance Academy signage could be larger. Mr. Wimmer agreed, stating that they had spoken with the business. He noted that they encompass two tenant spaces. They have opted for one awning that reads Vienna Dance Academy once across the awning.

Mr. Wimmer noted that when a new tenant moves in they will be responsible for replacing the entire awning leaving the framing below. All awnings will have to remain the same color. Mr. Flis noted that as it is part of their master sign plan the tenant will be able to have lettering up to 50 percent the width of the awning. While some have been shown to be much smaller a new tenant could come in with something wider that is per the master sign plan. Mr. Baldwin asked how far the awnings will extend out. Mr. Wimmer answered that it will project 2 foot 6 inches. Mr. Baldwin stated that it looked very nice, dressing up the building nicely. He suggested that if they ever decide to revisit the project they may want to consider altering the roofline to soften it up. The awnings are a good accent.

Ms. Hyde noted that the building is looking very nice. She asked if a new tenant wanted to include their logo on the awning would they be sent before Board of Architectural Review. Mr. Wimmer answered yes, stating that the idea is to keep it all the same.

Chairman Layer stated that according to the rendering there is no room to place lights above the awning. Mr. Wimmer stated that there is approximately 12 inches of space available between the bottom of the trim at the top and the awning. Additional discussion followed.

Chairman Layer agreed that the lettering appeared small and was concerned that the gray lettering will make them difficult to read. Although the font style options are nice he asked why they all agreed to such small font styles. Mr. Wimmer answered that a 14 inch valance allows 12 inch lettering to fit. Chairman Layer asked if the rendering depicts the height of the letters rather than the bottom of the valance. Mr. Wimmer answered yes. Additional discussion followed.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE (Docket No. BAR-85-13) be approved as presented.

Mr. Baldwin asked that the motion include that the lights will be spaced as represented to the Board. Mr. Cheselka agreed to include Mr. Baldwin's comments as part of the motion.

Motion as Amended: Cheselka  
Second: Baldwin  
Approved as Amended: 4-0

## **NEW BUSINESS:**

Chairman Layer asked if staff would like a follow-up to the rendering that would accurately depict the signs. Mr. Flis answered that when they make application for their sign permit they would then provide a rendering to staff. Chairman Layer asked if that is the case for each individual space. Mr. Flis answered that each individual tenant will have to come in for their sign permit. If they meet the standards as set forth in the master sign plan, staff can approve it. If not then they will have to present it to the Board.

There being no further business the meeting adjourned at 9:01 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy  
Board Clerk



## BOARD OF ARCHITECTURAL REVIEW

### MINUTES

October 17, 2013

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Paul Layer presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, and Michael Cheselka. Staff members Matthew Flis, Deputy Director for the Department of Planning and Zoning, and Jennifer Murphy, Board Clerk are present. Shirley Damon is absent.

### ROLL CALL:

Ms. Murphy called roll. Shirley Damon is absent. Vice-chair Paul Layer will act as chair.

### APPROVAL OF MINUTES:

There being no questions or comment a motion was in order.

Mr. Cheselka made a motion that the September 19, 2013, meeting minutes be approved as drafted. Ms. Hyde seconded the motion.

Motion: Cheselka  
Second: Hyde  
Approved: 3-0-1

Abstain: Baldwin

### ITEM NO. 1:

Request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE, (Docket No. BAR-70-13), in the CM Limited Industrial zoning district; filed by Aubrey Finke of Butz-Wilbern Ltd. (*This item was deferred at the September 19, 2013 meeting*).

Aubrey Finke of Butz-Wilbern Ltd stepped forward to present. Ms. Finke stated that she presented the application at the September 19<sup>th</sup> meeting. At the time the Board raised two concerns. They felt that there was too much red on the front façade and questioned the durability and maintenance required in painting over a prefinished metal system. Ms. Finke noted revisions for the Board members on the rendering, stating that the amount of red has been reduced by thirteen percent. They have substituted it with a Buckskin color. The Buckskin color is the same color that was proposed to be painted on the masonry that is on the backside of the building.

Ms. Finke presented a photograph of another location that performed similar modifications, stating that she had contacted the property manager and facility owner of the property. Both have indicated that they are required at a minimum of two times a year to inspect the property. One of the points of inspection is to identify peeling paint, which must be replaced on an as needed basis. Maintenance issues are caught during inspections. She noted that paint specifications were also provided for the metal doors. The product has a protective marine coating so that it is meant to be durable.

Mr. Baldwin stated that the proposal looked fine to him and he did not have any questions.

Ms. Hyde stated that she appreciated the applicant's efforts to satisfy the Board's comments.

Mr. Cheselka stated that he had liked the original design that was presented at the last meeting. He stated that the board members had expressed concern using an oil based product. The specifications provided are textbook preparation so that if it is applied as shown the product should last approximately 5-7 years. He stated that although he liked the original presentation he also liked the toned down colors shown in the revision.

There being no further question a motion was in order.

Ms. Hyde made a motion that the request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE (Docket No. BAR-70-13) be approved as submitted.

Motion: Hyde  
Second: Cheselka  
Approved: 4-0

## **ITEM NO. 2:**

Request for approval of new construction located at 901 Glyndon Street, SE, (Docket No. BAR-73-13), in the C-1 Local Commercial zoning district; filed by Steve Bukont of BFR Construction.

Steve Bukont President of BFR Construction stepped forward to present. Mr. Bukont stated that he is presenting a mixed-use building that will be located at the corner of Glyndon Street and Tapawingo Road SE. It is a commercially zoned property. The intent is to construct a 3-story mixed use building. The two upper levels will have eight (8) live/work units measuring at approximately 1,500 square feet. The first floor will offer 6,000 square feet of commercial space. Parking will be located below ground and will contain all utilities. The site includes a green roof and six foot screened wall in painted masonry. Samples of proposed colors and materials were passed around for review. Mr. Bukont stated that proposed exterior materials include shingles on the first floor and a second story clad in clapboard. The third story will have a galvanized metal roof with a parapet that acts to screen the green roof and provide for guard rail. He noted that the stone veneer sample is for the retaining wall.

Mr. Bukont stated that during the work session held with the Board it was suggested that some architectural features be added to the design. He noted locations of the added architectural features on the rendering. He stated that the site currently has four large trees at the front and several located in the back. Chairman Layer asked if brackets have been added to the rendering. Mr. Bukont answered yes. Chairman Layer noted that they add more dimensionality to the façade. Mr. Bukont agreed, noting the locations of the brackets on the rendering.

Chairman Layer thanked Mr. Bukont for holding a work session with the Board, stating that it was very helpful. He stated that the screen wall looked to be smaller than six feet. Mr. Bukont stated that it is six feet tall. Chairman Layer asked if it the wall where the steps are located. Mr. Bukont noted that he was referring to the screen wall. The wall located at the front of the building is, at its tallest point, 4'-11". The screen wall will be painted masonry. The front wall will be constructed of stone. Additional discussion followed.

Mr. Baldwin apologized for being unable to attend the work session. He asked how the new proposal compares to the design that was previously approved by the Board several years back. Mr. Bukont explained that certain state and town code regulations have changed since receiving approval. He stated that the state now has a separate category for live/work units. Previously the proposal included commercial retail space on the first floor, office space and several residential units to the side on the second floor, and the third floor entirely residential. At the time the Town required that fifty percent of the building operate as commercial. A third of the space has been designated entirely for commercial. The rest of the commercial requirement is met with the live/work units. He stated that the Town also changed their overhang and projection requirements. The previous design included a lot of architectural features that no longer meet town code regulation. Currently, architectural projections can project out no more than 2 ½ feet and are limited to 10 feet in length. He noted the areas where the projections have been removed or altered.

Mr. Baldwin asked if the new design has been presented to the surrounding neighbors. Mr. Bukont answered yes, explaining that he has spoken with the remaining neighbors. Some of the neighbors have sold their properties so that they are developer owned. In that instance he has met with several of the prospective clients of the developer and showed them the design. One of the homes located behind the site is currently on the market. He has met with their real estate agent and told them he is willing to meet with any prospective buyers to review the plan. He stated that everyone has been fine with the design. Any concerns or feedback that he has heard relate to the types of uses that would be allowed in the building. Although the first floor can have a restaurant by right he stated that there are no plans to have one. He would expect either a coffee shop or bakery type of business to operate on the first floor. It will not generate too much traffic, adding to the character of the neighborhood and the upstairs residents. He anticipated more of a challenge when placing uses in the building that are compatible with the upstairs residents. Additional discussion followed.

Mr. Baldwin stated that his opinion remains the same from when the Board first reviewed the site design. He felt that the building is far too dense for the site; however it is a by-right development and Mr. Bukont's efforts have extended well beyond what most land owners would do. Those efforts include sounding out the neighbors. The materials and exterior design appear to be first class quality. He stated that personal feelings aside, he has no objections to the design proposal.

Ms. Hyde thanked Mr. Bukont for holding a work session with the Board. She stated that it was extremely useful as it answered most of her questions. She thanked Mr. Bukont in taking the Board's comments from the work session and incorporating those comments in to the overall design of the structure.

Chairman Layer agreed, stating that it is an interesting corner. Dependent upon what they are the businesses can add to the neighborhood. He stated that it is a nice project. Mr. Bukont thanked Chairman Layer.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of new construction located at 901 Glyndon Street, SE (Docket No. BAR-73-13) be approved as presented.

Mr. Flis noted that Mr. Bukont is in the process of obtaining minor site plan approval, which is administrative. He noted that any decisions made by the Board are conditioned upon the applicant obtaining administrative approval for the minor site plan..

Chairman Layer asked if there will be signs associated with the project that have not been presented. Mr. Bukont agreed, explaining that any tenants desiring a sign will appear individually before the Board. Chairman Layer asked if the landscape plan is included in the approval. Mr. Flis answered yes. Mr. Bukont stated that with respect to signage he will discourage future tenants from placing signs on the building. The only tenant that he would foresee needing a sign will be the ground floor tenant. He does not want signage placed on the parapet of the building.

There being no further discussion Chairman Layer called the question.

Motion: Cheselka  
Second: Hyde  
Approved: 4-0

### **ITEM NO. 3:**

Request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13), in the RTH Townhouse Residential zoning district; filed by Mary Hough of the Regency Ridge Homeowners Association.

Mary Hough representing the Architectural Review Committee with Regency Ridge Homeowners Association stepped forward to present. Ms. Hough introduced Kathleen Stepp, Treasurer of the Association, Bill Fiore, Architectural Review committee member and Joseph Ryder, Landscape Designer with Kane Landscaping. Ms. Hough stated that they are requesting permission to modify their approved landscape plan.

Chairman Layer asked for a brief overview of the previous approval. Ms. Stepp explained that in May of this year they presented replacement of a few sections of trees. Originally, Leland Cypressess were planted when the subdivision was created. They have since replaced them with Cryptomeria and Green Giant Arborvitaes. Four sections of Leland Cypressess remain to be replaced. When they discussed changing out sections of landscaping back in May, the Board suggested that they could provide a complete plan for the entire site. Once they receive approval they could proceed however they wanted to implement those changes. Ms. Stepp stated that they are now back to present a complete landscape plan for the Board's review. She stated that the overall plan includes the four sections of Leland Cypressess that remain to be replaced along Center Street. Additionally, some other areas that they wish to replant within the community.

Mr. Ryder explained that the Leland Cypressess are declining due to disease and being planted too close together. In addition the trees are also growing too close to the sidewalk. The new trees will be spaced farther apart and set further back from the sidewalk so as to not infringe upon the sidewalk. Mr. Ryder submitted a landscape elevation for the Board's review. Additional discussion followed.

Chairman Layer thanked the applicant for the elevation, stating that it was very helpful.

Ms. Hyde agreed, stating that she liked the idea of mixing the textures.

Ms. Stepp noted that their plan includes removing some of the white pines located at the back of the property. They were also, originally planted too close together. They would like to remove the dying trees in order to give the other ones room to grow.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13) be approved as submitted.

Motion: Baldwin  
Second: Hyde  
Approved: 4-0

#### ITEM NO. 4:

Request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W, (Docket No. BAR-79-13), in the C-2 General Commercial zoning district; filed by Ruth Van Landingham of Service Neon Signs, Inc.

Ruth Van Landingham of Service Neon Signs, Inc. and Guy Paolozzi, owner, were present representing the application. Ms. Van Landingham explained that they are presenting new signage for the business. They would like to change out the current sign panels to reflect the new business. The sign boxes will remain in the same location with no changes.

Mr. Cheselka asked if the cabinets are changing. Ms. Van Landingham answered no.

Mr. Baldwin asked if the background will be in light gray. Ms. Van Landingham answered yes. Mr. Baldwin noted that according to the rendering it looked white. Ms. Hyde noted a different rendering for Mr. Baldwin to review. Mr. Baldwin stated that he has no issue with the main sign. It has a better style to it than the current sign; however, he has concern with the middle sign. The Board has tried to limit slogans or catch phrases on signs. He stated that he is also fine with the sign located at the top of the freestanding sign, which reads *Car and Van Wash*. The bottom sign reads *Full Service*. He noted that the middle sign reads *Home of the Unlimited Wash Inside and Out - Details inside*. Ms. Van Landingham noted that if the owner is willing they could remove some of the verbiage so that it reads *Home of the Unlimited Wash*. Additional discussion followed.

Ms. Hyde agreed that it would be her preference to limit the verbiage and to not increase the starburst designs.

Chairman Layer stated that he too agreed with limiting the verbiage. He stated that the sign is a bit confusing and asked if the expression is typically detailing as opposed to details. Mr. Paolozzi answered that because they were limited on sign space he opted for *Details Available*. He agreed to limit the verbiage on the middle sign. Additional discussion followed and was determined that the bottom sign panel would read *Detailing Available* on the bottom panel with the starburst design removed. The middle panel will have *Home of the Unlimited Wash* with starburst design to remain.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W (Docket No. BAR-79-13) be approved with the change that the center panel portion of the sign will read *Home of the Unlimited Wash* and centered proportionally. The bottom sign panel will read *Detailing Available* with lettering in the same sized font as the word *Available*. The starburst insignias will be removed from the bottom sign panel.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 5:**

Request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13), in the C-2 General Commercial zoning district; filed by Cynthia DiMeglio of Birdwatchers Seed and Supply Co., LLC.

Cindy and Jeff DiMeglio, owners of Birdwatchers Seed and Supply Co., LLC, were present representing the application. Ms. DiMeglio stated that they are taking over the former location of the Quilt Shop at 396 Maple Avenue East. They are applying for approval to reface two existing wall-mounted cabinet signs. The size and locations of the signs will remain the same. They are requesting approval to reface the sign panels.

Mr. Baldwin stated that the sign is very much in keeping with the other signs with respect to style and colors. He noted that it is very appropriate and has no questions.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 6:**

Request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13), in the CM Limited Industrial zoning district; filed by Steve Rigby and Taffy Millar of Damon Framing Studio.

Steve Rigby and Taffy Millar, owner of Damon Framing Studio, were present representing that application.

Mr. Cheselka asked for the size of the lettering. Chairman Layer noted the size on the rendering, which it 2.3 inches tall. Mr. Cheselka stated that it is very small. Mr. Rigby stated that they are willing to increase the letter size; however the frame image around the perimeter of the sign restricts the size. Chairman Layer noted the spacing that is adjacent to the *FS* lettering. If the smaller letters became larger, it would extend the sign to the right and left. They would not need to alter the frame size at all. This could allow them to pick up more size while taking up more of the background space. Mr. Rigby agreed, stating that they would be willing to make the change.

Ms. Hyde agreed, stating that they have such a large sign box available to make a statement about the business. She stated that she liked the design of the sign.

Mr. Baldwin also agreed, stating that he liked the idea of expanding the lower case letters. He stated that they may be able to increase them by 20 to 30 percent for better visibility. Additional discussion followed and it was determined that that the applicant will provide a revised rendering to staff for the board members review and signature.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13) be approved with changes that the letter *B* will be increased to a 6 inch letter height and that the lowercase letters on the *Framing Studio of Vienna* portion of the sign be enlarged to a 4 inch letter height. A revised drawing reflecting the noted changes will be provided to staff for board member review. A signature majority of the reviewing board members will be necessary for approval.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 7:**

Request for approval of signage for Valerianne located at 211 Mill Street, NE, (Docket No. BAR-82-13), in the CM Limited Industrial zoning district; filed by Aimee Wedlake of Valerianne.

Amy Wedlake owner of Valerianne and Steve Rigby were present on behalf of the application. Ms. Wedlake stated that her business will neighbor Item No. 6's business, so that their signs will be very similar. She noted that Mr. Rigby will also be fabricating her signage.

Chairman Layer asked if they submitted color samples of the proposed sign. Samples of the proposed materials and colors were passed around for review. Mr. Cheselka stated that he is concerned that the sign will fade out. Ms. Wedlake agreed, stating that she originally chose a darker color to match her business branding; however they are willing to change the color to black to match to the neighboring sign. She has discussed it with staff and understands that the colors are very similar and will be hard to differentiate. Chairman Layer stated that it is up to the applicant as to which color she prefers. Ms. Wedlake stated that she would opt for whichever color that the Board prefers. Chairman Layer stated that the design may appear faint on the sign board. Ms. Wedlake stated that she would then opt for black lettering.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of signage for Valerianne located at 211 Mill Street, NE (Docket No. BAR-82-13) be approved with the font color changed to black.

Motion: Cheselka  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 8:**

Request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE, (Docket No. BAR-83-13), in the C-1 Local Commercial zoning district; filed by Nate Birky of Architecture, Inc.

Nate Birky of Architecture Inc. was present on behalf of the application. Mr. Birky stated that they are representing the Veterinary Surgery Center. The project requires that they run exterior ductwork on the outside of the building from the ground floor to the second story bulkhead. It will be wrapped up in metal panels to match the existing panels that are on the building to cover it up.

Chairman Layer noted that the proposed change has been circled in red on the submitted materials. Mr. Birky answered yes.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE (Docket No. BAR-83-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 9:**

Request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE, (Docket No. BAR-85-13), in the C-1B Pedestrian Commercial zoning district; filed by Allan Wimmer on behalf of Sanctuary on Church, LLC.

Allan Wimmer, Project Manager for the renovation project to the Savia Building was present representing the application. Mr. Wimmer stated that he is presenting a master sign plan for the proposed awnings on the building. There will be a total of six (6) awnings on the building. The awnings will be dark charcoal almost black in color with gray lettering. The lettering

will be similar in color of the trim that was recently approved. Two gooseneck lights will be installed over each awning.

Mr. Cheselka asked why the awnings are not the same size. Mr. Wimmer answered that the tenant space allotted for each tenant differs in size. They have considered different options and have come up with spacing the awnings the same distance, making it less noticeable.

Mr. Baldwin asked for location placement of the proposed lights. Mr. Wimmer answered that they will be placed above the awnings but below the trim at the top of the building. Mr. Baldwin asked how many lights will be installed. Mr. Wimmer answered that there will be twelve (12) lights, two over each awning. Mr. Baldwin asked for samples of the proposed materials. Samples of the proposed materials were passed around for review.

Mr. Baldwin asked if the awnings themselves will be black. Mr. Wimmer answered yes. Mr. Baldwin asked for the lettering color. Mr. Wimmer answered that they will be gray to match the trim color that is on the building. Mr. Baldwin noted that the Vienna Dance Academy signage could be larger. Mr. Wimmer agreed, stating that they had spoken with the business. He noted that they encompass two tenant spaces. They have opted for one awning that reads Vienna Dance Academy once across the awning.

Mr. Wimmer noted that when a new tenant moves in they will be responsible for replacing the entire awning leaving the framing below. All awnings will have to remain the same color. Mr. Flis noted that as it is part of their master sign plan the tenant will be able to have lettering up to 50 percent the width of the awning. While some have been shown to be much smaller a new tenant could come in with something wider that is per the master sign plan. Mr. Baldwin asked how far the awnings will extend out. Mr. Wimmer answered that it will project 2 foot 6 inches. Mr. Baldwin stated that it looked very nice, dressing up the building nicely. He suggested that if they ever decide to revisit the project they may want to consider altering the roofline to soften it up. The awnings are a good accent.

Ms. Hyde noted that the building is looking very nice. She asked if a new tenant wanted to include their logo on the awning would they be sent before Board of Architectural Review. Mr. Wimmer answered yes, stating that the idea is to keep it all the same.

Chairman Layer stated that according to the rendering there is no room to place lights above the awning. Mr. Wimmer stated that there is approximately 12 inches of space available between the bottom of the trim at the top and the awning. Additional discussion followed.

Chairman Layer agreed that the lettering appeared small and was concerned that the gray lettering will make them difficult to read. Although the font style options are nice he asked why they all agreed to such small font styles. Mr. Wimmer answered that a 14 inch valance allows 12 inch lettering to fit. Chairman Layer asked if the rendering depicts the height of the letters rather than the bottom of the valance. Mr. Wimmer answered yes. Additional discussion followed.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE (Docket No. BAR-85-13) be approved as presented.

Mr. Baldwin asked that the motion include that the lights will be spaced as represented to the Board. Mr. Cheselka agreed to include Mr. Baldwin's comments as part of the motion.

Motion as Amended: Cheselka  
Second: Baldwin  
Approved as Amended: 4-0

## **NEW BUSINESS:**

Chairman Layer asked if staff would like a follow-up to the rendering that would accurately depict the signs. Mr. Flis answered that when they make application for their sign permit they would then provide a rendering to staff. Chairman Layer asked if that is the case for each individual space. Mr. Flis answered that each individual tenant will have to come in for their sign permit. If they meet the standards as set forth in the master sign plan, staff can approve it. If not then they will have to present it to the Board.

There being no further business the meeting adjourned at 9:01 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy  
Board Clerk



## BOARD OF ARCHITECTURAL REVIEW

### MINUTES

October 17, 2013

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Paul Layer presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, and Michael Cheselka. Staff members Matthew Flis, Deputy Director for the Department of Planning and Zoning, and Jennifer Murphy, Board Clerk are present. Shirley Damon is absent.

### ROLL CALL:

Ms. Murphy called roll. Shirley Damon is absent. Vice-chair Paul Layer will act as chair.

### APPROVAL OF MINUTES:

There being no questions or comment a motion was in order.

Mr. Cheselka made a motion that the September 19, 2013, meeting minutes be approved as drafted. Ms. Hyde seconded the motion.

Motion: Cheselka  
Second: Hyde  
Approved: 3-0-1

Abstain: Baldwin

### ITEM NO. 1:

Request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE, (Docket No. BAR-70-13), in the CM Limited Industrial zoning district; filed by Aubrey Finke of Butz-Wilbern Ltd. (*This item was deferred at the September 19, 2013 meeting*).

Aubrey Finke of Butz-Wilbern Ltd stepped forward to present. Ms. Finke stated that she presented the application at the September 19<sup>th</sup> meeting. At the time the Board raised two concerns. They felt that there was too much red on the front façade and questioned the durability and maintenance required in painting over a prefinished metal system. Ms. Finke noted revisions for the Board members on the rendering, stating that the amount of red has been reduced by thirteen percent. They have substituted it with a Buckskin color. The Buckskin color is the same color that was proposed to be painted on the masonry that is on the backside of the building.

Ms. Finke presented a photograph of another location that performed similar modifications, stating that she had contacted the property manager and facility owner of the property. Both have indicated that they are required at a minimum of two times a year to inspect the property. One of the points of inspection is to identify peeling paint, which must be replaced on an as needed basis. Maintenance issues are caught during inspections. She noted that paint specifications were also provided for the metal doors. The product has a protective marine coating so that it is meant to be durable.

Mr. Baldwin stated that the proposal looked fine to him and he did not have any questions.

Ms. Hyde stated that she appreciated the applicant's efforts to satisfy the Board's comments.

Mr. Cheselka stated that he had liked the original design that was presented at the last meeting. He stated that the board members had expressed concern using an oil based product. The specifications provided are textbook preparation so that if it is applied as shown the product should last approximately 5-7 years. He stated that although he liked the original presentation he also liked the toned down colors shown in the revision.

There being no further question a motion was in order.

Ms. Hyde made a motion that the request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE (Docket No. BAR-70-13) be approved as submitted.

Motion: Hyde  
Second: Cheselka  
Approved: 4-0

## **ITEM NO. 2:**

Request for approval of new construction located at 901 Glyndon Street, SE, (Docket No. BAR-73-13), in the C-1 Local Commercial zoning district; filed by Steve Bukont of BFR Construction.

Steve Bukont President of BFR Construction stepped forward to present. Mr. Bukont stated that he is presenting a mixed-use building that will be located at the corner of Glyndon Street and Tapawingo Road SE. It is a commercially zoned property. The intent is to construct a 3-story mixed use building. The two upper levels will have eight (8) live/work units measuring at approximately 1,500 square feet. The first floor will offer 6,000 square feet of commercial space. Parking will be located below ground and will contain all utilities. The site includes a green roof and six foot screened wall in painted masonry. Samples of proposed colors and materials were passed around for review. Mr. Bukont stated that proposed exterior materials include shingles on the first floor and a second story clad in clapboard. The third story will have a galvanized metal roof with a parapet that acts to screen the green roof and provide for guard rail. He noted that the stone veneer sample is for the retaining wall.

Mr. Bukont stated that during the work session held with the Board it was suggested that some architectural features be added to the design. He noted locations of the added architectural features on the rendering. He stated that the site currently has four large trees at the front and several located in the back. Chairman Layer asked if brackets have been added to the rendering. Mr. Bukont answered yes. Chairman Layer noted that they add more dimensionality to the façade. Mr. Bukont agreed, noting the locations of the brackets on the rendering.

Chairman Layer thanked Mr. Bukont for holding a work session with the Board, stating that it was very helpful. He stated that the screen wall looked to be smaller than six feet. Mr. Bukont stated that it is six feet tall. Chairman Layer asked if it the wall where the steps are located. Mr. Bukont noted that he was referring to the screen wall. The wall located at the front of the building is, at its tallest point, 4'-11". The screen wall will be painted masonry. The front wall will be constructed of stone. Additional discussion followed.

Mr. Baldwin apologized for being unable to attend the work session. He asked how the new proposal compares to the design that was previously approved by the Board several years back. Mr. Bukont explained that certain state and town code regulations have changed since receiving approval. He stated that the state now has a separate category for live/work units. Previously the proposal included commercial retail space on the first floor, office space and several residential units to the side on the second floor, and the third floor entirely residential. At the time the Town required that fifty percent of the building operate as commercial. A third of the space has been designated entirely for commercial. The rest of the commercial requirement is met with the live/work units. He stated that the Town also changed their overhang and projection requirements. The previous design included a lot of architectural features that no longer meet town code regulation. Currently, architectural projections can project out no more than 2 ½ feet and are limited to 10 feet in length. He noted the areas where the projections have been removed or altered.

Mr. Baldwin asked if the new design has been presented to the surrounding neighbors. Mr. Bukont answered yes, explaining that he has spoken with the remaining neighbors. Some of the neighbors have sold their properties so that they are developer owned. In that instance he has met with several of the prospective clients of the developer and showed them the design. One of the homes located behind the site is currently on the market. He has met with their real estate agent and told them he is willing to meet with any prospective buyers to review the plan. He stated that everyone has been fine with the design. Any concerns or feedback that he has heard relate to the types of uses that would be allowed in the building. Although the first floor can have a restaurant by right he stated that there are no plans to have one. He would expect either a coffee shop or bakery type of business to operate on the first floor. It will not generate too much traffic, adding to the character of the neighborhood and the upstairs residents. He anticipated more of a challenge when placing uses in the building that are compatible with the upstairs residents. Additional discussion followed.

Mr. Baldwin stated that his opinion remains the same from when the Board first reviewed the site design. He felt that the building is far too dense for the site; however it is a by-right development and Mr. Bukont's efforts have extended well beyond what most land owners would do. Those efforts include sounding out the neighbors. The materials and exterior design appear to be first class quality. He stated that personal feelings aside, he has no objections to the design proposal.

Ms. Hyde thanked Mr. Bukont for holding a work session with the Board. She stated that it was extremely useful as it answered most of her questions. She thanked Mr. Bukont in taking the Board's comments from the work session and incorporating those comments in to the overall design of the structure.

Chairman Layer agreed, stating that it is an interesting corner. Dependent upon what they are the businesses can add to the neighborhood. He stated that it is a nice project. Mr. Bukont thanked Chairman Layer.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of new construction located at 901 Glyndon Street, SE (Docket No. BAR-73-13) be approved as presented.

Mr. Flis noted that Mr. Bukont is in the process of obtaining minor site plan approval, which is administrative. He noted that any decisions made by the Board are conditioned upon the applicant obtaining administrative approval for the minor site plan..

Chairman Layer asked if there will be signs associated with the project that have not been presented. Mr. Bukont agreed, explaining that any tenants desiring a sign will appear individually before the Board. Chairman Layer asked if the landscape plan is included in the approval. Mr. Flis answered yes. Mr. Bukont stated that with respect to signage he will discourage future tenants from placing signs on the building. The only tenant that he would foresee needing a sign will be the ground floor tenant. He does not want signage placed on the parapet of the building.

There being no further discussion Chairman Layer called the question.

Motion: Cheselka  
Second: Hyde  
Approved: 4-0

### **ITEM NO. 3:**

Request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13), in the RTH Townhouse Residential zoning district; filed by Mary Hough of the Regency Ridge Homeowners Association.

Mary Hough representing the Architectural Review Committee with Regency Ridge Homeowners Association stepped forward to present. Ms. Hough introduced Kathleen Stepp, Treasurer of the Association, Bill Fiore, Architectural Review committee member and Joseph Ryder, Landscape Designer with Kane Landscaping. Ms. Hough stated that they are requesting permission to modify their approved landscape plan.

Chairman Layer asked for a brief overview of the previous approval. Ms. Stepp explained that in May of this year they presented replacement of a few sections of trees. Originally, Leland Cypressess were planted when the subdivision was created. They have since replaced them with Cryptomeria and Green Giant Arborvitaes. Four sections of Leland Cypressess remain to be replaced. When they discussed changing out sections of landscaping back in May, the Board suggested that they could provide a complete plan for the entire site. Once they receive approval they could proceed however they wanted to implement those changes. Ms. Stepp stated that they are now back to present a complete landscape plan for the Board's review. She stated that the overall plan includes the four sections of Leland Cypressess that remain to be replaced along Center Street. Additionally, some other areas that they wish to replant within the community.

Mr. Ryder explained that the Leland Cypressess are declining due to disease and being planted too close together. In addition the trees are also growing too close to the sidewalk. The new trees will be spaced farther apart and set further back from the sidewalk so as to not infringe upon the sidewalk. Mr. Ryder submitted a landscape elevation for the Board's review. Additional discussion followed.

Chairman Layer thanked the applicant for the elevation, stating that it was very helpful.

Ms. Hyde agreed, stating that she liked the idea of mixing the textures.

Ms. Stepp noted that their plan includes removing some of the white pines located at the back of the property. They were also, originally planted too close together. They would like to remove the dying trees in order to give the other ones room to grow.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13) be approved as submitted.

Motion: Baldwin  
Second: Hyde  
Approved: 4-0

#### ITEM NO. 4:

Request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W, (Docket No. BAR-79-13), in the C-2 General Commercial zoning district; filed by Ruth Van Landingham of Service Neon Signs, Inc.

Ruth Van Landingham of Service Neon Signs, Inc. and Guy Paolozzi, owner, were present representing the application. Ms. Van Landingham explained that they are presenting new signage for the business. They would like to change out the current sign panels to reflect the new business. The sign boxes will remain in the same location with no changes.

Mr. Cheselka asked if the cabinets are changing. Ms. Van Landingham answered no.

Mr. Baldwin asked if the background will be in light gray. Ms. Van Landingham answered yes. Mr. Baldwin noted that according to the rendering it looked white. Ms. Hyde noted a different rendering for Mr. Baldwin to review. Mr. Baldwin stated that he has no issue with the main sign. It has a better style to it than the current sign; however, he has concern with the middle sign. The Board has tried to limit slogans or catch phrases on signs. He stated that he is also fine with the sign located at the top of the freestanding sign, which reads *Car and Van Wash*. The bottom sign reads *Full Service*. He noted that the middle sign reads *Home of the Unlimited Wash Inside and Out - Details inside*. Ms. Van Landingham noted that if the owner is willing they could remove some of the verbiage so that it reads *Home of the Unlimited Wash*. Additional discussion followed.

Ms. Hyde agreed that it would be her preference to limit the verbiage and to not increase the starburst designs.

Chairman Layer stated that he too agreed with limiting the verbiage. He stated that the sign is a bit confusing and asked if the expression is typically detailing as opposed to details. Mr. Paolozzi answered that because they were limited on sign space he opted for *Details Available*. He agreed to limit the verbiage on the middle sign. Additional discussion followed and was determined that the bottom sign panel would read *Detailing Available* on the bottom panel with the starburst design removed. The middle panel will have *Home of the Unlimited Wash* with starburst design to remain.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W (Docket No. BAR-79-13) be approved with the change that the center panel portion of the sign will read *Home of the Unlimited Wash* and centered proportionally. The bottom sign panel will read *Detailing Available* with lettering in the same sized font as the word *Available*. The starburst insignias will be removed from the bottom sign panel.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

**ITEM NO. 5:**

Request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13), in the C-2 General Commercial zoning district; filed by Cynthia DiMeglio of Birdwatchers Seed and Supply Co., LLC.

Cindy and Jeff DiMeglio, owners of Birdwatchers Seed and Supply Co., LLC, were present representing the application. Ms. DiMeglio stated that they are taking over the former location of the Quilt Shop at 396 Maple Avenue East. They are applying for approval to reface two existing wall-mounted cabinet signs. The size and locations of the signs will remain the same. They are requesting approval to reface the sign panels.

Mr. Baldwin stated that the sign is very much in keeping with the other signs with respect to style and colors. He noted that it is very appropriate and has no questions.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

**ITEM NO. 6:**

Request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13), in the CM Limited Industrial zoning district; filed by Steve Rigby and Taffy Millar of Damon Framing Studio.

Steve Rigby and Taffy Millar, owner of Damon Framing Studio, were present representing that application.

Mr. Cheselka asked for the size of the lettering. Chairman Layer noted the size on the rendering, which it 2.3 inches tall. Mr. Cheselka stated that it is very small. Mr. Rigby stated that they are willing to increase the letter size; however the frame image around the perimeter of the sign restricts the size. Chairman Layer noted the spacing that is adjacent to the *FS* lettering. If the smaller letters became larger, it would extend the sign to the right and left. They would not need to alter the frame size at all. This could allow them to pick up more size while taking up more of the background space. Mr. Rigby agreed, stating that they would be willing to make the change.

Ms. Hyde agreed, stating that they have such a large sign box available to make a statement about the business. She stated that she liked the design of the sign.

Mr. Baldwin also agreed, stating that he liked the idea of expanding the lower case letters. He stated that they may be able to increase them by 20 to 30 percent for better visibility. Additional discussion followed and it was determined that that the applicant will provide a revised rendering to staff for the board members review and signature.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13) be approved with changes that the letter *B* will be increased to a 6 inch letter height and that the lowercase letters on the *Framing Studio of Vienna* portion of the sign be enlarged to a 4 inch letter height. A revised drawing reflecting the noted changes will be provided to staff for board member review. A signature majority of the reviewing board members will be necessary for approval.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 7:**

Request for approval of signage for Valerianne located at 211 Mill Street, NE, (Docket No. BAR-82-13), in the CM Limited Industrial zoning district; filed by Aimee Wedlake of Valerianne.

Amy Wedlake owner of Valerianne and Steve Rigby were present on behalf of the application. Ms. Wedlake stated that her business will neighbor Item No. 6's business, so that their signs will be very similar. She noted that Mr. Rigby will also be fabricating her signage.

Chairman Layer asked if they submitted color samples of the proposed sign. Samples of the proposed materials and colors were passed around for review. Mr. Cheselka stated that he is concerned that the sign will fade out. Ms. Wedlake agreed, stating that she originally chose a darker color to match her business branding; however they are willing to change the color to black to match to the neighboring sign. She has discussed it with staff and understands that the colors are very similar and will be hard to differentiate. Chairman Layer stated that it is up to the applicant as to which color she prefers. Ms. Wedlake stated that she would opt for whichever color that the Board prefers. Chairman Layer stated that the design may appear faint on the sign board. Ms. Wedlake stated that she would then opt for black lettering.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of signage for Valerianne located at 211 Mill Street, NE (Docket No. BAR-82-13) be approved with the font color changed to black.

Motion: Cheselka  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 8:**

Request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE, (Docket No. BAR-83-13), in the C-1 Local Commercial zoning district; filed by Nate Birky of Architecture, Inc.

Nate Birky of Architecture Inc. was present on behalf of the application. Mr. Birky stated that they are representing the Veterinary Surgery Center. The project requires that they run exterior ductwork on the outside of the building from the ground floor to the second story bulkhead. It will be wrapped up in metal panels to match the existing panels that are on the building to cover it up.

Chairman Layer noted that the proposed change has been circled in red on the submitted materials. Mr. Birky answered yes.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE (Docket No. BAR-83-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 9:**

Request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE, (Docket No. BAR-85-13), in the C-1B Pedestrian Commercial zoning district; filed by Allan Wimmer on behalf of Sanctuary on Church, LLC.

Allan Wimmer, Project Manager for the renovation project to the Savia Building was present representing the application. Mr. Wimmer stated that he is presenting a master sign plan for the proposed awnings on the building. There will be a total of six (6) awnings on the building. The awnings will be dark charcoal almost black in color with gray lettering. The lettering

will be similar in color of the trim that was recently approved. Two gooseneck lights will be installed over each awning.

Mr. Cheselka asked why the awnings are not the same size. Mr. Wimmer answered that the tenant space allotted for each tenant differs in size. They have considered different options and have come up with spacing the awnings the same distance, making it less noticeable.

Mr. Baldwin asked for location placement of the proposed lights. Mr. Wimmer answered that they will be placed above the awnings but below the trim at the top of the building. Mr. Baldwin asked how many lights will be installed. Mr. Wimmer answered that there will be twelve (12) lights, two over each awning. Mr. Baldwin asked for samples of the proposed materials. Samples of the proposed materials were passed around for review.

Mr. Baldwin asked if the awnings themselves will be black. Mr. Wimmer answered yes. Mr. Baldwin asked for the lettering color. Mr. Wimmer answered that they will be gray to match the trim color that is on the building. Mr. Baldwin noted that the Vienna Dance Academy signage could be larger. Mr. Wimmer agreed, stating that they had spoken with the business. He noted that they encompass two tenant spaces. They have opted for one awning that reads Vienna Dance Academy once across the awning.

Mr. Wimmer noted that when a new tenant moves in they will be responsible for replacing the entire awning leaving the framing below. All awnings will have to remain the same color. Mr. Flis noted that as it is part of their master sign plan the tenant will be able to have lettering up to 50 percent the width of the awning. While some have been shown to be much smaller a new tenant could come in with something wider that is per the master sign plan. Mr. Baldwin asked how far the awnings will extend out. Mr. Wimmer answered that it will project 2 foot 6 inches. Mr. Baldwin stated that it looked very nice, dressing up the building nicely. He suggested that if they ever decide to revisit the project they may want to consider altering the roofline to soften it up. The awnings are a good accent.

Ms. Hyde noted that the building is looking very nice. She asked if a new tenant wanted to include their logo on the awning would they be sent before Board of Architectural Review. Mr. Wimmer answered yes, stating that the idea is to keep it all the same.

Chairman Layer stated that according to the rendering there is no room to place lights above the awning. Mr. Wimmer stated that there is approximately 12 inches of space available between the bottom of the trim at the top and the awning. Additional discussion followed.

Chairman Layer agreed that the lettering appeared small and was concerned that the gray lettering will make them difficult to read. Although the font style options are nice he asked why they all agreed to such small font styles. Mr. Wimmer answered that a 14 inch valance allows 12 inch lettering to fit. Chairman Layer asked if the rendering depicts the height of the letters rather than the bottom of the valance. Mr. Wimmer answered yes. Additional discussion followed.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE (Docket No. BAR-85-13) be approved as presented.

Mr. Baldwin asked that the motion include that the lights will be spaced as represented to the Board. Mr. Cheselka agreed to include Mr. Baldwin's comments as part of the motion.

Motion as Amended: Cheselka  
Second: Baldwin  
Approved as Amended: 4-0

## **NEW BUSINESS:**

Chairman Layer asked if staff would like a follow-up to the rendering that would accurately depict the signs. Mr. Flis answered that when they make application for their sign permit they would then provide a rendering to staff. Chairman Layer asked if that is the case for each individual space. Mr. Flis answered that each individual tenant will have to come in for their sign permit. If they meet the standards as set forth in the master sign plan, staff can approve it. If not then they will have to present it to the Board.

There being no further business the meeting adjourned at 9:01 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy  
Board Clerk



## BOARD OF ARCHITECTURAL REVIEW

### MINUTES

October 17, 2013

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Paul Layer presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, and Michael Cheselka. Staff members Matthew Flis, Deputy Director for the Department of Planning and Zoning, and Jennifer Murphy, Board Clerk are present. Shirley Damon is absent.

### ROLL CALL:

Ms. Murphy called roll. Shirley Damon is absent. Vice-chair Paul Layer will act as chair.

### APPROVAL OF MINUTES:

There being no questions or comment a motion was in order.

Mr. Cheselka made a motion that the September 19, 2013, meeting minutes be approved as drafted. Ms. Hyde seconded the motion.

Motion: Cheselka  
Second: Hyde  
Approved: 3-0-1

Abstain: Baldwin

### ITEM NO. 1:

Request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE, (Docket No. BAR-70-13), in the CM Limited Industrial zoning district; filed by Aubrey Finke of Butz-Wilbern Ltd. (*This item was deferred at the September 19, 2013 meeting*).

Aubrey Finke of Butz-Wilbern Ltd stepped forward to present. Ms. Finke stated that she presented the application at the September 19<sup>th</sup> meeting. At the time the Board raised two concerns. They felt that there was too much red on the front façade and questioned the durability and maintenance required in painting over a prefinished metal system. Ms. Finke noted revisions for the Board members on the rendering, stating that the amount of red has been reduced by thirteen percent. They have substituted it with a Buckskin color. The Buckskin color is the same color that was proposed to be painted on the masonry that is on the backside of the building.

Ms. Finke presented a photograph of another location that performed similar modifications, stating that she had contacted the property manager and facility owner of the property. Both have indicated that they are required at a minimum of two times a year to inspect the property. One of the points of inspection is to identify peeling paint, which must be replaced on an as needed basis. Maintenance issues are caught during inspections. She noted that paint specifications were also provided for the metal doors. The product has a protective marine coating so that it is meant to be durable.

Mr. Baldwin stated that the proposal looked fine to him and he did not have any questions.

Ms. Hyde stated that she appreciated the applicant's efforts to satisfy the Board's comments.

Mr. Cheselka stated that he had liked the original design that was presented at the last meeting. He stated that the board members had expressed concern using an oil based product. The specifications provided are textbook preparation so that if it is applied as shown the product should last approximately 5-7 years. He stated that although he liked the original presentation he also liked the toned down colors shown in the revision.

There being no further question a motion was in order.

Ms. Hyde made a motion that the request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE (Docket No. BAR-70-13) be approved as submitted.

Motion: Hyde  
Second: Cheselka  
Approved: 4-0

## **ITEM NO. 2:**

Request for approval of new construction located at 901 Glyndon Street, SE, (Docket No. BAR-73-13), in the C-1 Local Commercial zoning district; filed by Steve Bukont of BFR Construction.

Steve Bukont President of BFR Construction stepped forward to present. Mr. Bukont stated that he is presenting a mixed-use building that will be located at the corner of Glyndon Street and Tapawingo Road SE. It is a commercially zoned property. The intent is to construct a 3-story mixed use building. The two upper levels will have eight (8) live/work units measuring at approximately 1,500 square feet. The first floor will offer 6,000 square feet of commercial space. Parking will be located below ground and will contain all utilities. The site includes a green roof and six foot screened wall in painted masonry. Samples of proposed colors and materials were passed around for review. Mr. Bukont stated that proposed exterior materials include shingles on the first floor and a second story clad in clapboard. The third story will have a galvanized metal roof with a parapet that acts to screen the green roof and provide for guard rail. He noted that the stone veneer sample is for the retaining wall.

Mr. Bukont stated that during the work session held with the Board it was suggested that some architectural features be added to the design. He noted locations of the added architectural features on the rendering. He stated that the site currently has four large trees at the front and several located in the back. Chairman Layer asked if brackets have been added to the rendering. Mr. Bukont answered yes. Chairman Layer noted that they add more dimensionality to the façade. Mr. Bukont agreed, noting the locations of the brackets on the rendering.

Chairman Layer thanked Mr. Bukont for holding a work session with the Board, stating that it was very helpful. He stated that the screen wall looked to be smaller than six feet. Mr. Bukont stated that it is six feet tall. Chairman Layer asked if it the wall where the steps are located. Mr. Bukont noted that he was referring to the screen wall. The wall located at the front of the building is, at its tallest point, 4'-11". The screen wall will be painted masonry. The front wall will be constructed of stone. Additional discussion followed.

Mr. Baldwin apologized for being unable to attend the work session. He asked how the new proposal compares to the design that was previously approved by the Board several years back. Mr. Bukont explained that certain state and town code regulations have changed since receiving approval. He stated that the state now has a separate category for live/work units. Previously the proposal included commercial retail space on the first floor, office space and several residential units to the side on the second floor, and the third floor entirely residential. At the time the Town required that fifty percent of the building operate as commercial. A third of the space has been designated entirely for commercial. The rest of the commercial requirement is met with the live/work units. He stated that the Town also changed their overhang and projection requirements. The previous design included a lot of architectural features that no longer meet town code regulation. Currently, architectural projections can project out no more than 2 ½ feet and are limited to 10 feet in length. He noted the areas where the projections have been removed or altered.

Mr. Baldwin asked if the new design has been presented to the surrounding neighbors. Mr. Bukont answered yes, explaining that he has spoken with the remaining neighbors. Some of the neighbors have sold their properties so that they are developer owned. In that instance he has met with several of the prospective clients of the developer and showed them the design. One of the homes located behind the site is currently on the market. He has met with their real estate agent and told them he is willing to meet with any prospective buyers to review the plan. He stated that everyone has been fine with the design. Any concerns or feedback that he has heard relate to the types of uses that would be allowed in the building. Although the first floor can have a restaurant by right he stated that there are no plans to have one. He would expect either a coffee shop or bakery type of business to operate on the first floor. It will not generate too much traffic, adding to the character of the neighborhood and the upstairs residents. He anticipated more of a challenge when placing uses in the building that are compatible with the upstairs residents. Additional discussion followed.

Mr. Baldwin stated that his opinion remains the same from when the Board first reviewed the site design. He felt that the building is far too dense for the site; however it is a by-right development and Mr. Bukont's efforts have extended well beyond what most land owners would do. Those efforts include sounding out the neighbors. The materials and exterior design appear to be first class quality. He stated that personal feelings aside, he has no objections to the design proposal.

Ms. Hyde thanked Mr. Bukont for holding a work session with the Board. She stated that it was extremely useful as it answered most of her questions. She thanked Mr. Bukont in taking the Board's comments from the work session and incorporating those comments in to the overall design of the structure.

Chairman Layer agreed, stating that it is an interesting corner. Dependent upon what they are the businesses can add to the neighborhood. He stated that it is a nice project. Mr. Bukont thanked Chairman Layer.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of new construction located at 901 Glyndon Street, SE (Docket No. BAR-73-13) be approved as presented.

Mr. Flis noted that Mr. Bukont is in the process of obtaining minor site plan approval, which is administrative. He noted that any decisions made by the Board are conditioned upon the applicant obtaining administrative approval for the minor site plan..

Chairman Layer asked if there will be signs associated with the project that have not been presented. Mr. Bukont agreed, explaining that any tenants desiring a sign will appear individually before the Board. Chairman Layer asked if the landscape plan is included in the approval. Mr. Flis answered yes. Mr. Bukont stated that with respect to signage he will discourage future tenants from placing signs on the building. The only tenant that he would foresee needing a sign will be the ground floor tenant. He does not want signage placed on the parapet of the building.

There being no further discussion Chairman Layer called the question.

Motion: Cheselka  
Second: Hyde  
Approved: 4-0

### **ITEM NO. 3:**

Request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13), in the RTH Townhouse Residential zoning district; filed by Mary Hough of the Regency Ridge Homeowners Association.

Mary Hough representing the Architectural Review Committee with Regency Ridge Homeowners Association stepped forward to present. Ms. Hough introduced Kathleen Stepp, Treasurer of the Association, Bill Fiore, Architectural Review committee member and Joseph Ryder, Landscape Designer with Kane Landscaping. Ms. Hough stated that they are requesting permission to modify their approved landscape plan.

Chairman Layer asked for a brief overview of the previous approval. Ms. Stepp explained that in May of this year they presented replacement of a few sections of trees. Originally, Leland Cypressess were planted when the subdivision was created. They have since replaced them with Cryptomeria and Green Giant Arborvitaes. Four sections of Leland Cypressess remain to be replaced. When they discussed changing out sections of landscaping back in May, the Board suggested that they could provide a complete plan for the entire site. Once they receive approval they could proceed however they wanted to implement those changes. Ms. Stepp stated that they are now back to present a complete landscape plan for the Board's review. She stated that the overall plan includes the four sections of Leland Cypressess that remain to be replaced along Center Street. Additionally, some other areas that they wish to replant within the community.

Mr. Ryder explained that the Leland Cypressess are declining due to disease and being planted too close together. In addition the trees are also growing too close to the sidewalk. The new trees will be spaced farther apart and set further back from the sidewalk so as to not infringe upon the sidewalk. Mr. Ryder submitted a landscape elevation for the Board's review. Additional discussion followed.

Chairman Layer thanked the applicant for the elevation, stating that it was very helpful.

Ms. Hyde agreed, stating that she liked the idea of mixing the textures.

Ms. Stepp noted that their plan includes removing some of the white pines located at the back of the property. They were also, originally planted too close together. They would like to remove the dying trees in order to give the other ones room to grow.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13) be approved as submitted.

Motion: Baldwin  
Second: Hyde  
Approved: 4-0

#### ITEM NO. 4:

Request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W, (Docket No. BAR-79-13), in the C-2 General Commercial zoning district; filed by Ruth Van Landingham of Service Neon Signs, Inc.

Ruth Van Landingham of Service Neon Signs, Inc. and Guy Paolozzi, owner, were present representing the application. Ms. Van Landingham explained that they are presenting new signage for the business. They would like to change out the current sign panels to reflect the new business. The sign boxes will remain in the same location with no changes.

Mr. Cheselka asked if the cabinets are changing. Ms. Van Landingham answered no.

Mr. Baldwin asked if the background will be in light gray. Ms. Van Landingham answered yes. Mr. Baldwin noted that according to the rendering it looked white. Ms. Hyde noted a different rendering for Mr. Baldwin to review. Mr. Baldwin stated that he has no issue with the main sign. It has a better style to it than the current sign; however, he has concern with the middle sign. The Board has tried to limit slogans or catch phrases on signs. He stated that he is also fine with the sign located at the top of the freestanding sign, which reads *Car and Van Wash*. The bottom sign reads *Full Service*. He noted that the middle sign reads *Home of the Unlimited Wash Inside and Out - Details inside*. Ms. Van Landingham noted that if the owner is willing they could remove some of the verbiage so that it reads *Home of the Unlimited Wash*. Additional discussion followed.

Ms. Hyde agreed that it would be her preference to limit the verbiage and to not increase the starburst designs.

Chairman Layer stated that he too agreed with limiting the verbiage. He stated that the sign is a bit confusing and asked if the expression is typically detailing as opposed to details. Mr. Paolozzi answered that because they were limited on sign space he opted for *Details Available*. He agreed to limit the verbiage on the middle sign. Additional discussion followed and was determined that the bottom sign panel would read *Detailing Available* on the bottom panel with the starburst design removed. The middle panel will have *Home of the Unlimited Wash* with starburst design to remain.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W (Docket No. BAR-79-13) be approved with the change that the center panel portion of the sign will read *Home of the Unlimited Wash* and centered proportionally. The bottom sign panel will read *Detailing Available* with lettering in the same sized font as the word *Available*. The starburst insignias will be removed from the bottom sign panel.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 5:**

Request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13), in the C-2 General Commercial zoning district; filed by Cynthia DiMeglio of Birdwatchers Seed and Supply Co., LLC.

Cindy and Jeff DiMeglio, owners of Birdwatchers Seed and Supply Co., LLC, were present representing the application. Ms. DiMeglio stated that they are taking over the former location of the Quilt Shop at 396 Maple Avenue East. They are applying for approval to reface two existing wall-mounted cabinet signs. The size and locations of the signs will remain the same. They are requesting approval to reface the sign panels.

Mr. Baldwin stated that the sign is very much in keeping with the other signs with respect to style and colors. He noted that it is very appropriate and has no questions.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 6:**

Request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13), in the CM Limited Industrial zoning district; filed by Steve Rigby and Taffy Millar of Damon Framing Studio.

Steve Rigby and Taffy Millar, owner of Damon Framing Studio, were present representing that application.

Mr. Cheselka asked for the size of the lettering. Chairman Layer noted the size on the rendering, which it 2.3 inches tall. Mr. Cheselka stated that it is very small. Mr. Rigby stated that they are willing to increase the letter size; however the frame image around the perimeter of the sign restricts the size. Chairman Layer noted the spacing that is adjacent to the *FS* lettering. If the smaller letters became larger, it would extend the sign to the right and left. They would not need to alter the frame size at all. This could allow them to pick up more size while taking up more of the background space. Mr. Rigby agreed, stating that they would be willing to make the change.

Ms. Hyde agreed, stating that they have such a large sign box available to make a statement about the business. She stated that she liked the design of the sign.

Mr. Baldwin also agreed, stating that he liked the idea of expanding the lower case letters. He stated that they may be able to increase them by 20 to 30 percent for better visibility. Additional discussion followed and it was determined that that the applicant will provide a revised rendering to staff for the board members review and signature.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13) be approved with changes that the letter *B* will be increased to a 6 inch letter height and that the lowercase letters on the *Framing Studio of Vienna* portion of the sign be enlarged to a 4 inch letter height. A revised drawing reflecting the noted changes will be provided to staff for board member review. A signature majority of the reviewing board members will be necessary for approval.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 7:**

Request for approval of signage for Valerianne located at 211 Mill Street, NE, (Docket No. BAR-82-13), in the CM Limited Industrial zoning district; filed by Aimee Wedlake of Valerianne.

Amy Wedlake owner of Valerianne and Steve Rigby were present on behalf of the application. Ms. Wedlake stated that her business will neighbor Item No. 6's business, so that their signs will be very similar. She noted that Mr. Rigby will also be fabricating her signage.

Chairman Layer asked if they submitted color samples of the proposed sign. Samples of the proposed materials and colors were passed around for review. Mr. Cheselka stated that he is concerned that the sign will fade out. Ms. Wedlake agreed, stating that she originally chose a darker color to match her business branding; however they are willing to change the color to black to match to the neighboring sign. She has discussed it with staff and understands that the colors are very similar and will be hard to differentiate. Chairman Layer stated that it is up to the applicant as to which color she prefers. Ms. Wedlake stated that she would opt for whichever color that the Board prefers. Chairman Layer stated that the design may appear faint on the sign board. Ms. Wedlake stated that she would then opt for black lettering.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of signage for Valerianne located at 211 Mill Street, NE (Docket No. BAR-82-13) be approved with the font color changed to black.

Motion: Cheselka  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 8:**

Request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE, (Docket No. BAR-83-13), in the C-1 Local Commercial zoning district; filed by Nate Birky of Architecture, Inc.

Nate Birky of Architecture Inc. was present on behalf of the application. Mr. Birky stated that they are representing the Veterinary Surgery Center. The project requires that they run exterior ductwork on the outside of the building from the ground floor to the second story bulkhead. It will be wrapped up in metal panels to match the existing panels that are on the building to cover it up.

Chairman Layer noted that the proposed change has been circled in red on the submitted materials. Mr. Birky answered yes.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE (Docket No. BAR-83-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 9:**

Request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE, (Docket No. BAR-85-13), in the C-1B Pedestrian Commercial zoning district; filed by Allan Wimmer on behalf of Sanctuary on Church, LLC.

Allan Wimmer, Project Manager for the renovation project to the Savia Building was present representing the application. Mr. Wimmer stated that he is presenting a master sign plan for the proposed awnings on the building. There will be a total of six (6) awnings on the building. The awnings will be dark charcoal almost black in color with gray lettering. The lettering

will be similar in color of the trim that was recently approved. Two gooseneck lights will be installed over each awning.

Mr. Cheselka asked why the awnings are not the same size. Mr. Wimmer answered that the tenant space allotted for each tenant differs in size. They have considered different options and have come up with spacing the awnings the same distance, making it less noticeable.

Mr. Baldwin asked for location placement of the proposed lights. Mr. Wimmer answered that they will be placed above the awnings but below the trim at the top of the building. Mr. Baldwin asked how many lights will be installed. Mr. Wimmer answered that there will be twelve (12) lights, two over each awning. Mr. Baldwin asked for samples of the proposed materials. Samples of the proposed materials were passed around for review.

Mr. Baldwin asked if the awnings themselves will be black. Mr. Wimmer answered yes. Mr. Baldwin asked for the lettering color. Mr. Wimmer answered that they will be gray to match the trim color that is on the building. Mr. Baldwin noted that the Vienna Dance Academy signage could be larger. Mr. Wimmer agreed, stating that they had spoken with the business. He noted that they encompass two tenant spaces. They have opted for one awning that reads Vienna Dance Academy once across the awning.

Mr. Wimmer noted that when a new tenant moves in they will be responsible for replacing the entire awning leaving the framing below. All awnings will have to remain the same color. Mr. Flis noted that as it is part of their master sign plan the tenant will be able to have lettering up to 50 percent the width of the awning. While some have been shown to be much smaller a new tenant could come in with something wider that is per the master sign plan. Mr. Baldwin asked how far the awnings will extend out. Mr. Wimmer answered that it will project 2 foot 6 inches. Mr. Baldwin stated that it looked very nice, dressing up the building nicely. He suggested that if they ever decide to revisit the project they may want to consider altering the roofline to soften it up. The awnings are a good accent.

Ms. Hyde noted that the building is looking very nice. She asked if a new tenant wanted to include their logo on the awning would they be sent before Board of Architectural Review. Mr. Wimmer answered yes, stating that the idea is to keep it all the same.

Chairman Layer stated that according to the rendering there is no room to place lights above the awning. Mr. Wimmer stated that there is approximately 12 inches of space available between the bottom of the trim at the top and the awning. Additional discussion followed.

Chairman Layer agreed that the lettering appeared small and was concerned that the gray lettering will make them difficult to read. Although the font style options are nice he asked why they all agreed to such small font styles. Mr. Wimmer answered that a 14 inch valance allows 12 inch lettering to fit. Chairman Layer asked if the rendering depicts the height of the letters rather than the bottom of the valance. Mr. Wimmer answered yes. Additional discussion followed.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE (Docket No. BAR-85-13) be approved as presented.

Mr. Baldwin asked that the motion include that the lights will be spaced as represented to the Board. Mr. Cheselka agreed to include Mr. Baldwin's comments as part of the motion.

Motion as Amended: Cheselka  
Second: Baldwin  
Approved as Amended: 4-0

## **NEW BUSINESS:**

Chairman Layer asked if staff would like a follow-up to the rendering that would accurately depict the signs. Mr. Flis answered that when they make application for their sign permit they would then provide a rendering to staff. Chairman Layer asked if that is the case for each individual space. Mr. Flis answered that each individual tenant will have to come in for their sign permit. If they meet the standards as set forth in the master sign plan, staff can approve it. If not then they will have to present it to the Board.

There being no further business the meeting adjourned at 9:01 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy  
Board Clerk



## BOARD OF ARCHITECTURAL REVIEW

### MINUTES

October 17, 2013

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### ROLL CALL:

Ms. Murphy called roll. Shirley Damon is absent. Vice-chair Paul Layer will act as chair.

### APPROVAL OF MINUTES:

There being no questions or comment a motion was in order.

Mr. Cheselka made a motion that the September 19, 2013, meeting minutes be approved as drafted. Ms. Hyde seconded the motion.

Motion: Cheselka  
Second: Hyde  
Approved: 3-0-1

Abstain: Baldwin

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Second: Cheselka  
Approved: 4-0

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Chairman Layer thanked Mr. Bukont for holding a work session with the Board, stating that it was very helpful. He stated that the screen wall looked to be smaller than six feet. Mr. Bukont stated that it is six feet tall. Chairman Layer asked if it the wall where the steps are located. Mr. Bukont noted that he was referring to the screen wall. The wall located at the front of the building is, at its tallest point, 4'-11". The screen wall will be painted masonry. The front wall will be constructed of stone. Additional discussion followed.

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Chairman Layer agreed, stating that it is an interesting corner. Dependent upon what they are the businesses can add to the neighborhood. He stated that it is a nice project. Mr. Bukont thanked Chairman Layer.

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Mr. Cheselka made a motion that the request for approval of new construction located at 901 Glyndon Street, SE (Docket No. BAR-73-13) be approved as presented.

Mr. Flis noted that Mr. Bukont is in the process of obtaining minor site plan approval, which is administrative. He noted that any decisions made by the Board are conditioned upon the applicant obtaining administrative approval for the minor site plan..

Chairman Layer asked if there will be signs associated with the project that have not been presented. Mr. Bukont agreed, explaining that any tenants desiring a sign will appear individually before the Board. Chairman Layer asked if the landscape plan is included in the approval. Mr. Flis answered yes. Mr. Bukont stated that with respect to signage he will discourage future tenants from placing signs on the building. The only tenant that he would foresee needing a sign will be the ground floor tenant. He does not want signage placed on the parapet of the building.

There being no further discussion Chairman Layer called the question.

Motion: Cheselka  
Second: Hyde  
Approved: 4-0

### **ITEM NO. 3:**

Request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13), in the RTH Townhouse Residential zoning district; filed by Mary Hough of the Regency Ridge Homeowners Association.

Mary Hough representing the Architectural Review Committee with Regency Ridge Homeowners Association stepped forward to present. Ms. Hough introduced Kathleen Stepp, Treasurer of the Association, Bill Fiore, Architectural Review committee member and Joseph Ryder, Landscape Designer with Kane Landscaping. Ms. Hough stated that they are requesting permission to modify their approved landscape plan.

Chairman Layer asked for a brief overview of the previous approval. Ms. Stepp explained that in May of this year they presented replacement of a few sections of trees. Originally, Leland Cypressess were planted when the subdivision was created. They have since replaced them with Cryptomeria and Green Giant Arborvitaes. Four sections of Leland Cypressess remain to be replaced. When they discussed changing out sections of landscaping back in May, the Board suggested that they could provide a complete plan for the entire site. Once they receive approval they could proceed however they wanted to implement those changes. Ms. Stepp stated that they are now back to present a complete landscape plan for the Board's review. She stated that the overall plan includes the four sections of Leland Cypressess that remain to be replaced along Center Street. Additionally, some other areas that they wish to replant within the community.

Mr. Ryder explained that the Leland Cypressess are declining due to disease and being planted too close together. In addition the trees are also growing too close to the sidewalk. The new trees will be spaced farther apart and set further back from the sidewalk so as to not infringe upon the sidewalk. Mr. Ryder submitted a landscape elevation for the Board's review. Additional discussion followed.

Chairman Layer thanked the applicant for the elevation, stating that it was very helpful.

Ms. Hyde agreed, stating that she liked the idea of mixing the textures.

Ms. Stepp noted that their plan includes removing some of the white pines located at the back of the property. They were also, originally planted too close together. They would like to remove the dying trees in order to give the other ones room to grow.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13) be approved as submitted.

Motion: Baldwin  
Second: Hyde  
Approved: 4-0

#### ITEM NO. 4:

Request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W, (Docket No. BAR-79-13), in the C-2 General Commercial zoning district; filed by Ruth Van Landingham of Service Neon Signs, Inc.

Ruth Van Landingham of Service Neon Signs, Inc. and Guy Paolozzi, owner, were present representing the application. Ms. Van Landingham explained that they are presenting new signage for the business. They would like to change out the current sign panels to reflect the new business. The sign boxes will remain in the same location with no changes.

Mr. Cheselka asked if the cabinets are changing. Ms. Van Landingham answered no.

Mr. Baldwin asked if the background will be in light gray. Ms. Van Landingham answered yes. Mr. Baldwin noted that according to the rendering it looked white. Ms. Hyde noted a different rendering for Mr. Baldwin to review. Mr. Baldwin stated that he has no issue with the main sign. It has a better style to it than the current sign; however, he has concern with the middle sign. The Board has tried to limit slogans or catch phrases on signs. He stated that he is also fine with the sign located at the top of the freestanding sign, which reads *Car and Van Wash*. The bottom sign reads *Full Service*. He noted that the middle sign reads *Home of the Unlimited Wash Inside and Out - Details inside*. Ms. Van Landingham noted that if the owner is willing they could remove some of the verbiage so that it reads *Home of the Unlimited Wash*. Additional discussion followed.

Ms. Hyde agreed that it would be her preference to limit the verbiage and to not increase the starburst designs.

Chairman Layer stated that he too agreed with limiting the verbiage. He stated that the sign is a bit confusing and asked if the expression is typically detailing as opposed to details. Mr. Paolozzi answered that because they were limited on sign space he opted for *Details Available*. He agreed to limit the verbiage on the middle sign. Additional discussion followed and was determined that the bottom sign panel would read *Detailing Available* on the bottom panel with the starburst design removed. The middle panel will have *Home of the Unlimited Wash* with starburst design to remain.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W (Docket No. BAR-79-13) be approved with the change that the center panel portion of the sign will read *Home of the Unlimited Wash* and centered proportionally. The bottom sign panel will read *Detailing Available* with lettering in the same sized font as the word *Available*. The starburst insignias will be removed from the bottom sign panel.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 5:**

Request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13), in the C-2 General Commercial zoning district; filed by Cynthia DiMeglio of Birdwatchers Seed and Supply Co., LLC.

Cindy and Jeff DiMeglio, owners of Birdwatchers Seed and Supply Co., LLC, were present representing the application. Ms. DiMeglio stated that they are taking over the former location of the Quilt Shop at 396 Maple Avenue East. They are applying for approval to reface two existing wall-mounted cabinet signs. The size and locations of the signs will remain the same. They are requesting approval to reface the sign panels.

Mr. Baldwin stated that the sign is very much in keeping with the other signs with respect to style and colors. He noted that it is very appropriate and has no questions.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 6:**

Request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13), in the CM Limited Industrial zoning district; filed by Steve Rigby and Taffy Millar of Damon Framing Studio.

Steve Rigby and Taffy Millar, owner of Damon Framing Studio, were present representing that application.

Mr. Cheselka asked for the size of the lettering. Chairman Layer noted the size on the rendering, which it 2.3 inches tall. Mr. Cheselka stated that it is very small. Mr. Rigby stated that they are willing to increase the letter size; however the frame image around the perimeter of the sign restricts the size. Chairman Layer noted the spacing that is adjacent to the *FS* lettering. If the smaller letters became larger, it would extend the sign to the right and left. They would not need to alter the frame size at all. This could allow them to pick up more size while taking up more of the background space. Mr. Rigby agreed, stating that they would be willing to make the change.

Ms. Hyde agreed, stating that they have such a large sign box available to make a statement about the business. She stated that she liked the design of the sign.

Mr. Baldwin also agreed, stating that he liked the idea of expanding the lower case letters. He stated that they may be able to increase them by 20 to 30 percent for better visibility. Additional discussion followed and it was determined that that the applicant will provide a revised rendering to staff for the board members review and signature.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13) be approved with changes that the letter *B* will be increased to a 6 inch letter height and that the lowercase letters on the *Framing Studio of Vienna* portion of the sign be enlarged to a 4 inch letter height. A revised drawing reflecting the noted changes will be provided to staff for board member review. A signature majority of the reviewing board members will be necessary for approval.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 7:**

Request for approval of signage for Valerianne located at 211 Mill Street, NE, (Docket No. BAR-82-13), in the CM Limited Industrial zoning district; filed by Aimee Wedlake of Valerianne.

Amy Wedlake owner of Valerianne and Steve Rigby were present on behalf of the application. Ms. Wedlake stated that her business will neighbor Item No. 6's business, so that their signs will be very similar. She noted that Mr. Rigby will also be fabricating her signage.

Chairman Layer asked if they submitted color samples of the proposed sign. Samples of the proposed materials and colors were passed around for review. Mr. Cheselka stated that he is concerned that the sign will fade out. Ms. Wedlake agreed, stating that she originally chose a darker color to match her business branding; however they are willing to change the color to black to match to the neighboring sign. She has discussed it with staff and understands that the colors are very similar and will be hard to differentiate. Chairman Layer stated that it is up to the applicant as to which color she prefers. Ms. Wedlake stated that she would opt for whichever color that the Board prefers. Chairman Layer stated that the design may appear faint on the sign board. Ms. Wedlake stated that she would then opt for black lettering.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of signage for Valerianne located at 211 Mill Street, NE (Docket No. BAR-82-13) be approved with the font color changed to black.

Motion: Cheselka  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 8:**

Request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE, (Docket No. BAR-83-13), in the C-1 Local Commercial zoning district; filed by Nate Birky of Architecture, Inc.

Nate Birky of Architecture Inc. was present on behalf of the application. Mr. Birky stated that they are representing the Veterinary Surgery Center. The project requires that they run exterior ductwork on the outside of the building from the ground floor to the second story bulkhead. It will be wrapped up in metal panels to match the existing panels that are on the building to cover it up.

Chairman Layer noted that the proposed change has been circled in red on the submitted materials. Mr. Birky answered yes.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE (Docket No. BAR-83-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 9:**

Request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE, (Docket No. BAR-85-13), in the C-1B Pedestrian Commercial zoning district; filed by Allan Wimmer on behalf of Sanctuary on Church, LLC.

Allan Wimmer, Project Manager for the renovation project to the Savia Building was present representing the application. Mr. Wimmer stated that he is presenting a master sign plan for the proposed awnings on the building. There will be a total of six (6) awnings on the building. The awnings will be dark charcoal almost black in color with gray lettering. The lettering

will be similar in color of the trim that was recently approved. Two gooseneck lights will be installed over each awning.

Mr. Cheselka asked why the awnings are not the same size. Mr. Wimmer answered that the tenant space allotted for each tenant differs in size. They have considered different options and have come up with spacing the awnings the same distance, making it less noticeable.

Mr. Baldwin asked for location placement of the proposed lights. Mr. Wimmer answered that they will be placed above the awnings but below the trim at the top of the building. Mr. Baldwin asked how many lights will be installed. Mr. Wimmer answered that there will be twelve (12) lights, two over each awning. Mr. Baldwin asked for samples of the proposed materials. Samples of the proposed materials were passed around for review.

Mr. Baldwin asked if the awnings themselves will be black. Mr. Wimmer answered yes. Mr. Baldwin asked for the lettering color. Mr. Wimmer answered that they will be gray to match the trim color that is on the building. Mr. Baldwin noted that the Vienna Dance Academy signage could be larger. Mr. Wimmer agreed, stating that they had spoken with the business. He noted that they encompass two tenant spaces. They have opted for one awning that reads Vienna Dance Academy once across the awning.

Mr. Wimmer noted that when a new tenant moves in they will be responsible for replacing the entire awning leaving the framing below. All awnings will have to remain the same color. Mr. Flis noted that as it is part of their master sign plan the tenant will be able to have lettering up to 50 percent the width of the awning. While some have been shown to be much smaller a new tenant could come in with something wider that is per the master sign plan. Mr. Baldwin asked how far the awnings will extend out. Mr. Wimmer answered that it will project 2 foot 6 inches. Mr. Baldwin stated that it looked very nice, dressing up the building nicely. He suggested that if they ever decide to revisit the project they may want to consider altering the roofline to soften it up. The awnings are a good accent.

Ms. Hyde noted that the building is looking very nice. She asked if a new tenant wanted to include their logo on the awning would they be sent before Board of Architectural Review. Mr. Wimmer answered yes, stating that the idea is to keep it all the same.

Chairman Layer stated that according to the rendering there is no room to place lights above the awning. Mr. Wimmer stated that there is approximately 12 inches of space available between the bottom of the trim at the top and the awning. Additional discussion followed.

Chairman Layer agreed that the lettering appeared small and was concerned that the gray lettering will make them difficult to read. Although the font style options are nice he asked why they all agreed to such small font styles. Mr. Wimmer answered that a 14 inch valance allows 12 inch lettering to fit. Chairman Layer asked if the rendering depicts the height of the letters rather than the bottom of the valance. Mr. Wimmer answered yes. Additional discussion followed.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE (Docket No. BAR-85-13) be approved as presented.

Mr. Baldwin asked that the motion include that the lights will be spaced as represented to the Board. Mr. Cheselka agreed to include Mr. Baldwin's comments as part of the motion.

Motion as Amended: Cheselka  
Second: Baldwin  
Approved as Amended: 4-0

## **NEW BUSINESS:**

Chairman Layer asked if staff would like a follow-up to the rendering that would accurately depict the signs. Mr. Flis answered that when they make application for their sign permit they would then provide a rendering to staff. Chairman Layer asked if that is the case for each individual space. Mr. Flis answered that each individual tenant will have to come in for their sign permit. If they meet the standards as set forth in the master sign plan, staff can approve it. If not then they will have to present it to the Board.

There being no further business the meeting adjourned at 9:01 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy  
Board Clerk



## BOARD OF ARCHITECTURAL REVIEW

### MINUTES

October 17, 2013

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Paul Layer presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, and Michael Cheselka. Staff members Matthew Flis, Deputy Director for the Department of Planning and Zoning, and Jennifer Murphy, Board Clerk are present. Shirley Damon is absent.

### ROLL CALL:

Ms. Murphy called roll. Shirley Damon is absent. Vice-chair Paul Layer will act as chair.

### APPROVAL OF MINUTES:

There being no questions or comment a motion was in order.

Mr. Cheselka made a motion that the September 19, 2013, meeting minutes be approved as drafted. Ms. Hyde seconded the motion.

Motion: Cheselka  
Second: Hyde  
Approved: 3-0-1

Abstain: Baldwin

### ITEM NO. 1:

Request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE, (Docket No. BAR-70-13), in the CM Limited Industrial zoning district; filed by Aubrey Finke of Butz-Wilbern Ltd. (*This item was deferred at the September 19, 2013 meeting*).

Aubrey Finke of Butz-Wilbern Ltd stepped forward to present. Ms. Finke stated that she presented the application at the September 19<sup>th</sup> meeting. At the time the Board raised two concerns. They felt that there was too much red on the front façade and questioned the durability and maintenance required in painting over a prefinished metal system. Ms. Finke noted revisions for the Board members on the rendering, stating that the amount of red has been reduced by thirteen percent. They have substituted it with a Buckskin color. The Buckskin color is the same color that was proposed to be painted on the masonry that is on the backside of the building.

Ms. Finke presented a photograph of another location that performed similar modifications, stating that she had contacted the property manager and facility owner of the property. Both have indicated that they are required at a minimum of two times a year to inspect the property. One of the points of inspection is to identify peeling paint, which must be replaced on an as needed basis. Maintenance issues are caught during inspections. She noted that paint specifications were also provided for the metal doors. The product has a protective marine coating so that it is meant to be durable.

Mr. Baldwin stated that the proposal looked fine to him and he did not have any questions.

Ms. Hyde stated that she appreciated the applicant's efforts to satisfy the Board's comments.

Mr. Cheselka stated that he had liked the original design that was presented at the last meeting. He stated that the board members had expressed concern using an oil based product. The specifications provided are textbook preparation so that if it is applied as shown the product should last approximately 5-7 years. He stated that although he liked the original presentation he also liked the toned down colors shown in the revision.

There being no further question a motion was in order.

Ms. Hyde made a motion that the request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE (Docket No. BAR-70-13) be approved as submitted.

Motion: Hyde  
Second: Cheselka  
Approved: 4-0

## **ITEM NO. 2:**

Request for approval of new construction located at 901 Glyndon Street, SE, (Docket No. BAR-73-13), in the C-1 Local Commercial zoning district; filed by Steve Bukont of BFR Construction.

Steve Bukont President of BFR Construction stepped forward to present. Mr. Bukont stated that he is presenting a mixed-use building that will be located at the corner of Glyndon Street and Tapawingo Road SE. It is a commercially zoned property. The intent is to construct a 3-story mixed use building. The two upper levels will have eight (8) live/work units measuring at approximately 1,500 square feet. The first floor will offer 6,000 square feet of commercial space. Parking will be located below ground and will contain all utilities. The site includes a green roof and six foot screened wall in painted masonry. Samples of proposed colors and materials were passed around for review. Mr. Bukont stated that proposed exterior materials include shingles on the first floor and a second story clad in clapboard. The third story will have a galvanized metal roof with a parapet that acts to screen the green roof and provide for guard rail. He noted that the stone veneer sample is for the retaining wall.

Mr. Bukont stated that during the work session held with the Board it was suggested that some architectural features be added to the design. He noted locations of the added architectural features on the rendering. He stated that the site currently has four large trees at the front and several located in the back. Chairman Layer asked if brackets have been added to the rendering. Mr. Bukont answered yes. Chairman Layer noted that they add more dimensionality to the façade. Mr. Bukont agreed, noting the locations of the brackets on the rendering.

Chairman Layer thanked Mr. Bukont for holding a work session with the Board, stating that it was very helpful. He stated that the screen wall looked to be smaller than six feet. Mr. Bukont stated that it is six feet tall. Chairman Layer asked if it the wall where the steps are located. Mr. Bukont noted that he was referring to the screen wall. The wall located at the front of the building is, at its tallest point, 4'-11". The screen wall will be painted masonry. The front wall will be constructed of stone. Additional discussion followed.

Mr. Baldwin apologized for being unable to attend the work session. He asked how the new proposal compares to the design that was previously approved by the Board several years back. Mr. Bukont explained that certain state and town code regulations have changed since receiving approval. He stated that the state now has a separate category for live/work units. Previously the proposal included commercial retail space on the first floor, office space and several residential units to the side on the second floor, and the third floor entirely residential. At the time the Town required that fifty percent of the building operate as commercial. A third of the space has been designated entirely for commercial. The rest of the commercial requirement is met with the live/work units. He stated that the Town also changed their overhang and projection requirements. The previous design included a lot of architectural features that no longer meet town code regulation. Currently, architectural projections can project out no more than 2 ½ feet and are limited to 10 feet in length. He noted the areas where the projections have been removed or altered.

Mr. Baldwin asked if the new design has been presented to the surrounding neighbors. Mr. Bukont answered yes, explaining that he has spoken with the remaining neighbors. Some of the neighbors have sold their properties so that they are developer owned. In that instance he has met with several of the prospective clients of the developer and showed them the design. One of the homes located behind the site is currently on the market. He has met with their real estate agent and told them he is willing to meet with any prospective buyers to review the plan. He stated that everyone has been fine with the design. Any concerns or feedback that he has heard relate to the types of uses that would be allowed in the building. Although the first floor can have a restaurant by right he stated that there are no plans to have one. He would expect either a coffee shop or bakery type of business to operate on the first floor. It will not generate too much traffic, adding to the character of the neighborhood and the upstairs residents. He anticipated more of a challenge when placing uses in the building that are compatible with the upstairs residents. Additional discussion followed.

Mr. Baldwin stated that his opinion remains the same from when the Board first reviewed the site design. He felt that the building is far too dense for the site; however it is a by-right development and Mr. Bukont's efforts have extended well beyond what most land owners would do. Those efforts include sounding out the neighbors. The materials and exterior design appear to be first class quality. He stated that personal feelings aside, he has no objections to the design proposal.

Ms. Hyde thanked Mr. Bukont for holding a work session with the Board. She stated that it was extremely useful as it answered most of her questions. She thanked Mr. Bukont in taking the Board's comments from the work session and incorporating those comments in to the overall design of the structure.

Chairman Layer agreed, stating that it is an interesting corner. Dependent upon what they are the businesses can add to the neighborhood. He stated that it is a nice project. Mr. Bukont thanked Chairman Layer.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of new construction located at 901 Glyndon Street, SE (Docket No. BAR-73-13) be approved as presented.

Mr. Flis noted that Mr. Bukont is in the process of obtaining minor site plan approval, which is administrative. He noted that any decisions made by the Board are conditioned upon the applicant obtaining administrative approval for the minor site plan..

Chairman Layer asked if there will be signs associated with the project that have not been presented. Mr. Bukont agreed, explaining that any tenants desiring a sign will appear individually before the Board. Chairman Layer asked if the landscape plan is included in the approval. Mr. Flis answered yes. Mr. Bukont stated that with respect to signage he will discourage future tenants from placing signs on the building. The only tenant that he would foresee needing a sign will be the ground floor tenant. He does not want signage placed on the parapet of the building.

There being no further discussion Chairman Layer called the question.

Motion: Cheselka  
Second: Hyde  
Approved: 4-0

### **ITEM NO. 3:**

Request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13), in the RTH Townhouse Residential zoning district; filed by Mary Hough of the Regency Ridge Homeowners Association.

Mary Hough representing the Architectural Review Committee with Regency Ridge Homeowners Association stepped forward to present. Ms. Hough introduced Kathleen Stepp, Treasurer of the Association, Bill Fiore, Architectural Review committee member and Joseph Ryder, Landscape Designer with Kane Landscaping. Ms. Hough stated that they are requesting permission to modify their approved landscape plan.

Chairman Layer asked for a brief overview of the previous approval. Ms. Stepp explained that in May of this year they presented replacement of a few sections of trees. Originally, Leland Cypressess were planted when the subdivision was created. They have since replaced them with Cryptomeria and Green Giant Arborvitaes. Four sections of Leland Cypressess remain to be replaced. When they discussed changing out sections of landscaping back in May, the Board suggested that they could provide a complete plan for the entire site. Once they receive approval they could proceed however they wanted to implement those changes. Ms. Stepp stated that they are now back to present a complete landscape plan for the Board's review. She stated that the overall plan includes the four sections of Leland Cypressess that remain to be replaced along Center Street. Additionally, some other areas that they wish to replant within the community.

Mr. Ryder explained that the Leland Cypressess are declining due to disease and being planted too close together. In addition the trees are also growing too close to the sidewalk. The new trees will be spaced farther apart and set further back from the sidewalk so as to not infringe upon the sidewalk. Mr. Ryder submitted a landscape elevation for the Board's review. Additional discussion followed.

Chairman Layer thanked the applicant for the elevation, stating that it was very helpful.

Ms. Hyde agreed, stating that she liked the idea of mixing the textures.

Ms. Stepp noted that their plan includes removing some of the white pines located at the back of the property. They were also, originally planted too close together. They would like to remove the dying trees in order to give the other ones room to grow.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13) be approved as submitted.

Motion: Baldwin  
Second: Hyde  
Approved: 4-0

#### ITEM NO. 4:

Request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W, (Docket No. BAR-79-13), in the C-2 General Commercial zoning district; filed by Ruth Van Landingham of Service Neon Signs, Inc.

Ruth Van Landingham of Service Neon Signs, Inc. and Guy Paolozzi, owner, were present representing the application. Ms. Van Landingham explained that they are presenting new signage for the business. They would like to change out the current sign panels to reflect the new business. The sign boxes will remain in the same location with no changes.

Mr. Cheselka asked if the cabinets are changing. Ms. Van Landingham answered no.

Mr. Baldwin asked if the background will be in light gray. Ms. Van Landingham answered yes. Mr. Baldwin noted that according to the rendering it looked white. Ms. Hyde noted a different rendering for Mr. Baldwin to review. Mr. Baldwin stated that he has no issue with the main sign. It has a better style to it than the current sign; however, he has concern with the middle sign. The Board has tried to limit slogans or catch phrases on signs. He stated that he is also fine with the sign located at the top of the freestanding sign, which reads *Car and Van Wash*. The bottom sign reads *Full Service*. He noted that the middle sign reads *Home of the Unlimited Wash Inside and Out - Details inside*. Ms. Van Landingham noted that if the owner is willing they could remove some of the verbiage so that it reads *Home of the Unlimited Wash*. Additional discussion followed.

Ms. Hyde agreed that it would be her preference to limit the verbiage and to not increase the starburst designs.

Chairman Layer stated that he too agreed with limiting the verbiage. He stated that the sign is a bit confusing and asked if the expression is typically detailing as opposed to details. Mr. Paolozzi answered that because they were limited on sign space he opted for *Details Available*. He agreed to limit the verbiage on the middle sign. Additional discussion followed and was determined that the bottom sign panel would read *Detailing Available* on the bottom panel with the starburst design removed. The middle panel will have *Home of the Unlimited Wash* with starburst design to remain.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W (Docket No. BAR-79-13) be approved with the change that the center panel portion of the sign will read *Home of the Unlimited Wash* and centered proportionally. The bottom sign panel will read *Detailing Available* with lettering in the same sized font as the word *Available*. The starburst insignias will be removed from the bottom sign panel.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 5:**

Request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13), in the C-2 General Commercial zoning district; filed by Cynthia DiMeglio of Birdwatchers Seed and Supply Co., LLC.

Cindy and Jeff DiMeglio, owners of Birdwatchers Seed and Supply Co., LLC, were present representing the application. Ms. DiMeglio stated that they are taking over the former location of the Quilt Shop at 396 Maple Avenue East. They are applying for approval to reface two existing wall-mounted cabinet signs. The size and locations of the signs will remain the same. They are requesting approval to reface the sign panels.

Mr. Baldwin stated that the sign is very much in keeping with the other signs with respect to style and colors. He noted that it is very appropriate and has no questions.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 6:**

Request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13), in the CM Limited Industrial zoning district; filed by Steve Rigby and Taffy Millar of Damon Framing Studio.

Steve Rigby and Taffy Millar, owner of Damon Framing Studio, were present representing that application.

Mr. Cheselka asked for the size of the lettering. Chairman Layer noted the size on the rendering, which it 2.3 inches tall. Mr. Cheselka stated that it is very small. Mr. Rigby stated that they are willing to increase the letter size; however the frame image around the perimeter of the sign restricts the size. Chairman Layer noted the spacing that is adjacent to the *FS* lettering. If the smaller letters became larger, it would extend the sign to the right and left. They would not need to alter the frame size at all. This could allow them to pick up more size while taking up more of the background space. Mr. Rigby agreed, stating that they would be willing to make the change.

Ms. Hyde agreed, stating that they have such a large sign box available to make a statement about the business. She stated that she liked the design of the sign.

Mr. Baldwin also agreed, stating that he liked the idea of expanding the lower case letters. He stated that they may be able to increase them by 20 to 30 percent for better visibility. Additional discussion followed and it was determined that that the applicant will provide a revised rendering to staff for the board members review and signature.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13) be approved with changes that the letter *B* will be increased to a 6 inch letter height and that the lowercase letters on the *Framing Studio of Vienna* portion of the sign be enlarged to a 4 inch letter height. A revised drawing reflecting the noted changes will be provided to staff for board member review. A signature majority of the reviewing board members will be necessary for approval.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 7:**

Request for approval of signage for Valerianne located at 211 Mill Street, NE, (Docket No. BAR-82-13), in the CM Limited Industrial zoning district; filed by Aimee Wedlake of Valerianne.

Amy Wedlake owner of Valerianne and Steve Rigby were present on behalf of the application. Ms. Wedlake stated that her business will neighbor Item No. 6's business, so that their signs will be very similar. She noted that Mr. Rigby will also be fabricating her signage.

Chairman Layer asked if they submitted color samples of the proposed sign. Samples of the proposed materials and colors were passed around for review. Mr. Cheselka stated that he is concerned that the sign will fade out. Ms. Wedlake agreed, stating that she originally chose a darker color to match her business branding; however they are willing to change the color to black to match to the neighboring sign. She has discussed it with staff and understands that the colors are very similar and will be hard to differentiate. Chairman Layer stated that it is up to the applicant as to which color she prefers. Ms. Wedlake stated that she would opt for whichever color that the Board prefers. Chairman Layer stated that the design may appear faint on the sign board. Ms. Wedlake stated that she would then opt for black lettering.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of signage for Valerianne located at 211 Mill Street, NE (Docket No. BAR-82-13) be approved with the font color changed to black.

Motion: Cheselka  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 8:**

Request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE, (Docket No. BAR-83-13), in the C-1 Local Commercial zoning district; filed by Nate Birky of Architecture, Inc.

Nate Birky of Architecture Inc. was present on behalf of the application. Mr. Birky stated that they are representing the Veterinary Surgery Center. The project requires that they run exterior ductwork on the outside of the building from the ground floor to the second story bulkhead. It will be wrapped up in metal panels to match the existing panels that are on the building to cover it up.

Chairman Layer noted that the proposed change has been circled in red on the submitted materials. Mr. Birky answered yes.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE (Docket No. BAR-83-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 9:**

Request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE, (Docket No. BAR-85-13), in the C-1B Pedestrian Commercial zoning district; filed by Allan Wimmer on behalf of Sanctuary on Church, LLC.

Allan Wimmer, Project Manager for the renovation project to the Savia Building was present representing the application. Mr. Wimmer stated that he is presenting a master sign plan for the proposed awnings on the building. There will be a total of six (6) awnings on the building. The awnings will be dark charcoal almost black in color with gray lettering. The lettering

will be similar in color of the trim that was recently approved. Two gooseneck lights will be installed over each awning.

Mr. Cheselka asked why the awnings are not the same size. Mr. Wimmer answered that the tenant space allotted for each tenant differs in size. They have considered different options and have come up with spacing the awnings the same distance, making it less noticeable.

Mr. Baldwin asked for location placement of the proposed lights. Mr. Wimmer answered that they will be placed above the awnings but below the trim at the top of the building. Mr. Baldwin asked how many lights will be installed. Mr. Wimmer answered that there will be twelve (12) lights, two over each awning. Mr. Baldwin asked for samples of the proposed materials. Samples of the proposed materials were passed around for review.

Mr. Baldwin asked if the awnings themselves will be black. Mr. Wimmer answered yes. Mr. Baldwin asked for the lettering color. Mr. Wimmer answered that they will be gray to match the trim color that is on the building. Mr. Baldwin noted that the Vienna Dance Academy signage could be larger. Mr. Wimmer agreed, stating that they had spoken with the business. He noted that they encompass two tenant spaces. They have opted for one awning that reads Vienna Dance Academy once across the awning.

Mr. Wimmer noted that when a new tenant moves in they will be responsible for replacing the entire awning leaving the framing below. All awnings will have to remain the same color. Mr. Flis noted that as it is part of their master sign plan the tenant will be able to have lettering up to 50 percent the width of the awning. While some have been shown to be much smaller a new tenant could come in with something wider that is per the master sign plan. Mr. Baldwin asked how far the awnings will extend out. Mr. Wimmer answered that it will project 2 foot 6 inches. Mr. Baldwin stated that it looked very nice, dressing up the building nicely. He suggested that if they ever decide to revisit the project they may want to consider altering the roofline to soften it up. The awnings are a good accent.

Ms. Hyde noted that the building is looking very nice. She asked if a new tenant wanted to include their logo on the awning would they be sent before Board of Architectural Review. Mr. Wimmer answered yes, stating that the idea is to keep it all the same.

Chairman Layer stated that according to the rendering there is no room to place lights above the awning. Mr. Wimmer stated that there is approximately 12 inches of space available between the bottom of the trim at the top and the awning. Additional discussion followed.

Chairman Layer agreed that the lettering appeared small and was concerned that the gray lettering will make them difficult to read. Although the font style options are nice he asked why they all agreed to such small font styles. Mr. Wimmer answered that a 14 inch valance allows 12 inch lettering to fit. Chairman Layer asked if the rendering depicts the height of the letters rather than the bottom of the valance. Mr. Wimmer answered yes. Additional discussion followed.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE (Docket No. BAR-85-13) be approved as presented.

Mr. Baldwin asked that the motion include that the lights will be spaced as represented to the Board. Mr. Cheselka agreed to include Mr. Baldwin's comments as part of the motion.

Motion as Amended: Cheselka  
Second: Baldwin  
Approved as Amended: 4-0

## **NEW BUSINESS:**

Chairman Layer asked if staff would like a follow-up to the rendering that would accurately depict the signs. Mr. Flis answered that when they make application for their sign permit they would then provide a rendering to staff. Chairman Layer asked if that is the case for each individual space. Mr. Flis answered that each individual tenant will have to come in for their sign permit. If they meet the standards as set forth in the master sign plan, staff can approve it. If not then they will have to present it to the Board.

There being no further business the meeting adjourned at 9:01 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy  
Board Clerk



## BOARD OF ARCHITECTURAL REVIEW

### MINUTES

October 17, 2013

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Paul Layer presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, and Michael Cheselka. Staff members Matthew Flis, Deputy Director for the Department of Planning and Zoning, and Jennifer Murphy, Board Clerk are present. Shirley Damon is absent.

### ROLL CALL:

Ms. Murphy called roll. Shirley Damon is absent. Vice-chair Paul Layer will act as chair.

### APPROVAL OF MINUTES:

There being no questions or comment a motion was in order.

Mr. Cheselka made a motion that the September 19, 2013, meeting minutes be approved as drafted. Ms. Hyde seconded the motion.

Motion: Cheselka  
Second: Hyde  
Approved: 3-0-1

Abstain: Baldwin

### ITEM NO. 1:

Request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE, (Docket No. BAR-70-13), in the CM Limited Industrial zoning district; filed by Aubrey Finke of Butz-Wilbern Ltd. (*This item was deferred at the September 19, 2013 meeting*).

Aubrey Finke of Butz-Wilbern Ltd stepped forward to present. Ms. Finke stated that she presented the application at the September 19<sup>th</sup> meeting. At the time the Board raised two concerns. They felt that there was too much red on the front façade and questioned the durability and maintenance required in painting over a prefinished metal system. Ms. Finke noted revisions for the Board members on the rendering, stating that the amount of red has been reduced by thirteen percent. They have substituted it with a Buckskin color. The Buckskin color is the same color that was proposed to be painted on the masonry that is on the backside of the building.

Ms. Finke presented a photograph of another location that performed similar modifications, stating that she had contacted the property manager and facility owner of the property. Both have indicated that they are required at a minimum of two times a year to inspect the property. One of the points of inspection is to identify peeling paint, which must be replaced on an as needed basis. Maintenance issues are caught during inspections. She noted that paint specifications were also provided for the metal doors. The product has a protective marine coating so that it is meant to be durable.

Mr. Baldwin stated that the proposal looked fine to him and he did not have any questions.

Ms. Hyde stated that she appreciated the applicant's efforts to satisfy the Board's comments.

Mr. Cheselka stated that he had liked the original design that was presented at the last meeting. He stated that the board members had expressed concern using an oil based product. The specifications provided are textbook preparation so that if it is applied as shown the product should last approximately 5-7 years. He stated that although he liked the original presentation he also liked the toned down colors shown in the revision.

There being no further question a motion was in order.

Ms. Hyde made a motion that the request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE (Docket No. BAR-70-13) be approved as submitted.

Motion: Hyde  
Second: Cheselka  
Approved: 4-0

## **ITEM NO. 2:**

Request for approval of new construction located at 901 Glyndon Street, SE, (Docket No. BAR-73-13), in the C-1 Local Commercial zoning district; filed by Steve Bukont of BFR Construction.

Steve Bukont President of BFR Construction stepped forward to present. Mr. Bukont stated that he is presenting a mixed-use building that will be located at the corner of Glyndon Street and Tapawingo Road SE. It is a commercially zoned property. The intent is to construct a 3-story mixed use building. The two upper levels will have eight (8) live/work units measuring at approximately 1,500 square feet. The first floor will offer 6,000 square feet of commercial space. Parking will be located below ground and will contain all utilities. The site includes a green roof and six foot screened wall in painted masonry. Samples of proposed colors and materials were passed around for review. Mr. Bukont stated that proposed exterior materials include shingles on the first floor and a second story clad in clapboard. The third story will have a galvanized metal roof with a parapet that acts to screen the green roof and provide for guard rail. He noted that the stone veneer sample is for the retaining wall.

Mr. Bukont stated that during the work session held with the Board it was suggested that some architectural features be added to the design. He noted locations of the added architectural features on the rendering. He stated that the site currently has four large trees at the front and several located in the back. Chairman Layer asked if brackets have been added to the rendering. Mr. Bukont answered yes. Chairman Layer noted that they add more dimensionality to the façade. Mr. Bukont agreed, noting the locations of the brackets on the rendering.

Chairman Layer thanked Mr. Bukont for holding a work session with the Board, stating that it was very helpful. He stated that the screen wall looked to be smaller than six feet. Mr. Bukont stated that it is six feet tall. Chairman Layer asked if it the wall where the steps are located. Mr. Bukont noted that he was referring to the screen wall. The wall located at the front of the building is, at its tallest point, 4'-11". The screen wall will be painted masonry. The front wall will be constructed of stone. Additional discussion followed.

Mr. Baldwin apologized for being unable to attend the work session. He asked how the new proposal compares to the design that was previously approved by the Board several years back. Mr. Bukont explained that certain state and town code regulations have changed since receiving approval. He stated that the state now has a separate category for live/work units. Previously the proposal included commercial retail space on the first floor, office space and several residential units to the side on the second floor, and the third floor entirely residential. At the time the Town required that fifty percent of the building operate as commercial. A third of the space has been designated entirely for commercial. The rest of the commercial requirement is met with the live/work units. He stated that the Town also changed their overhang and projection requirements. The previous design included a lot of architectural features that no longer meet town code regulation. Currently, architectural projections can project out no more than 2 ½ feet and are limited to 10 feet in length. He noted the areas where the projections have been removed or altered.

Mr. Baldwin asked if the new design has been presented to the surrounding neighbors. Mr. Bukont answered yes, explaining that he has spoken with the remaining neighbors. Some of the neighbors have sold their properties so that they are developer owned. In that instance he has met with several of the prospective clients of the developer and showed them the design. One of the homes located behind the site is currently on the market. He has met with their real estate agent and told them he is willing to meet with any prospective buyers to review the plan. He stated that everyone has been fine with the design. Any concerns or feedback that he has heard relate to the types of uses that would be allowed in the building. Although the first floor can have a restaurant by right he stated that there are no plans to have one. He would expect either a coffee shop or bakery type of business to operate on the first floor. It will not generate too much traffic, adding to the character of the neighborhood and the upstairs residents. He anticipated more of a challenge when placing uses in the building that are compatible with the upstairs residents. Additional discussion followed.

Mr. Baldwin stated that his opinion remains the same from when the Board first reviewed the site design. He felt that the building is far too dense for the site; however it is a by-right development and Mr. Bukont's efforts have extended well beyond what most land owners would do. Those efforts include sounding out the neighbors. The materials and exterior design appear to be first class quality. He stated that personal feelings aside, he has no objections to the design proposal.

Ms. Hyde thanked Mr. Bukont for holding a work session with the Board. She stated that it was extremely useful as it answered most of her questions. She thanked Mr. Bukont in taking the Board's comments from the work session and incorporating those comments in to the overall design of the structure.

Chairman Layer agreed, stating that it is an interesting corner. Dependent upon what they are the businesses can add to the neighborhood. He stated that it is a nice project. Mr. Bukont thanked Chairman Layer.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of new construction located at 901 Glyndon Street, SE (Docket No. BAR-73-13) be approved as presented.

Mr. Flis noted that Mr. Bukont is in the process of obtaining minor site plan approval, which is administrative. He noted that any decisions made by the Board are conditioned upon the applicant obtaining administrative approval for the minor site plan..

Chairman Layer asked if there will be signs associated with the project that have not been presented. Mr. Bukont agreed, explaining that any tenants desiring a sign will appear individually before the Board. Chairman Layer asked if the landscape plan is included in the approval. Mr. Flis answered yes. Mr. Bukont stated that with respect to signage he will discourage future tenants from placing signs on the building. The only tenant that he would foresee needing a sign will be the ground floor tenant. He does not want signage placed on the parapet of the building.

There being no further discussion Chairman Layer called the question.

Motion: Cheselka  
Second: Hyde  
Approved: 4-0

### **ITEM NO. 3:**

Request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13), in the RTH Townhouse Residential zoning district; filed by Mary Hough of the Regency Ridge Homeowners Association.

Mary Hough representing the Architectural Review Committee with Regency Ridge Homeowners Association stepped forward to present. Ms. Hough introduced Kathleen Stepp, Treasurer of the Association, Bill Fiore, Architectural Review committee member and Joseph Ryder, Landscape Designer with Kane Landscaping. Ms. Hough stated that they are requesting permission to modify their approved landscape plan.

Chairman Layer asked for a brief overview of the previous approval. Ms. Stepp explained that in May of this year they presented replacement of a few sections of trees. Originally, Leland Cypressess were planted when the subdivision was created. They have since replaced them with Cryptomeria and Green Giant Arborvitaes. Four sections of Leland Cypressess remain to be replaced. When they discussed changing out sections of landscaping back in May, the Board suggested that they could provide a complete plan for the entire site. Once they receive approval they could proceed however they wanted to implement those changes. Ms. Stepp stated that they are now back to present a complete landscape plan for the Board's review. She stated that the overall plan includes the four sections of Leland Cypressess that remain to be replaced along Center Street. Additionally, some other areas that they wish to replant within the community.

Mr. Ryder explained that the Leland Cypressess are declining due to disease and being planted too close together. In addition the trees are also growing too close to the sidewalk. The new trees will be spaced farther apart and set further back from the sidewalk so as to not infringe upon the sidewalk. Mr. Ryder submitted a landscape elevation for the Board's review. Additional discussion followed.

Chairman Layer thanked the applicant for the elevation, stating that it was very helpful.

Ms. Hyde agreed, stating that she liked the idea of mixing the textures.

Ms. Stepp noted that their plan includes removing some of the white pines located at the back of the property. They were also, originally planted too close together. They would like to remove the dying trees in order to give the other ones room to grow.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13) be approved as submitted.

Motion: Baldwin  
Second: Hyde  
Approved: 4-0

#### ITEM NO. 4:

Request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W, (Docket No. BAR-79-13), in the C-2 General Commercial zoning district; filed by Ruth Van Landingham of Service Neon Signs, Inc.

Ruth Van Landingham of Service Neon Signs, Inc. and Guy Paolozzi, owner, were present representing the application. Ms. Van Landingham explained that they are presenting new signage for the business. They would like to change out the current sign panels to reflect the new business. The sign boxes will remain in the same location with no changes.

Mr. Cheselka asked if the cabinets are changing. Ms. Van Landingham answered no.

Mr. Baldwin asked if the background will be in light gray. Ms. Van Landingham answered yes. Mr. Baldwin noted that according to the rendering it looked white. Ms. Hyde noted a different rendering for Mr. Baldwin to review. Mr. Baldwin stated that he has no issue with the main sign. It has a better style to it than the current sign; however, he has concern with the middle sign. The Board has tried to limit slogans or catch phrases on signs. He stated that he is also fine with the sign located at the top of the freestanding sign, which reads *Car and Van Wash*. The bottom sign reads *Full Service*. He noted that the middle sign reads *Home of the Unlimited Wash Inside and Out - Details inside*. Ms. Van Landingham noted that if the owner is willing they could remove some of the verbiage so that it reads *Home of the Unlimited Wash*. Additional discussion followed.

Ms. Hyde agreed that it would be her preference to limit the verbiage and to not increase the starburst designs.

Chairman Layer stated that he too agreed with limiting the verbiage. He stated that the sign is a bit confusing and asked if the expression is typically detailing as opposed to details. Mr. Paolozzi answered that because they were limited on sign space he opted for *Details Available*. He agreed to limit the verbiage on the middle sign. Additional discussion followed and was determined that the bottom sign panel would read *Detailing Available* on the bottom panel with the starburst design removed. The middle panel will have *Home of the Unlimited Wash* with starburst design to remain.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W (Docket No. BAR-79-13) be approved with the change that the center panel portion of the sign will read *Home of the Unlimited Wash* and centered proportionally. The bottom sign panel will read *Detailing Available* with lettering in the same sized font as the word *Available*. The starburst insignias will be removed from the bottom sign panel.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

**ITEM NO. 5:**

Request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13), in the C-2 General Commercial zoning district; filed by Cynthia DiMeglio of Birdwatchers Seed and Supply Co., LLC.

Cindy and Jeff DiMeglio, owners of Birdwatchers Seed and Supply Co., LLC, were present representing the application. Ms. DiMeglio stated that they are taking over the former location of the Quilt Shop at 396 Maple Avenue East. They are applying for approval to reface two existing wall-mounted cabinet signs. The size and locations of the signs will remain the same. They are requesting approval to reface the sign panels.

Mr. Baldwin stated that the sign is very much in keeping with the other signs with respect to style and colors. He noted that it is very appropriate and has no questions.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

**ITEM NO. 6:**

Request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13), in the CM Limited Industrial zoning district; filed by Steve Rigby and Taffy Millar of Damon Framing Studio.

Steve Rigby and Taffy Millar, owner of Damon Framing Studio, were present representing that application.

Mr. Cheselka asked for the size of the lettering. Chairman Layer noted the size on the rendering, which it 2.3 inches tall. Mr. Cheselka stated that it is very small. Mr. Rigby stated that they are willing to increase the letter size; however the frame image around the perimeter of the sign restricts the size. Chairman Layer noted the spacing that is adjacent to the *FS* lettering. If the smaller letters became larger, it would extend the sign to the right and left. They would not need to alter the frame size at all. This could allow them to pick up more size while taking up more of the background space. Mr. Rigby agreed, stating that they would be willing to make the change.

Ms. Hyde agreed, stating that they have such a large sign box available to make a statement about the business. She stated that she liked the design of the sign.

Mr. Baldwin also agreed, stating that he liked the idea of expanding the lower case letters. He stated that they may be able to increase them by 20 to 30 percent for better visibility. Additional discussion followed and it was determined that that the applicant will provide a revised rendering to staff for the board members review and signature.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13) be approved with changes that the letter *B* will be increased to a 6 inch letter height and that the lowercase letters on the *Framing Studio of Vienna* portion of the sign be enlarged to a 4 inch letter height. A revised drawing reflecting the noted changes will be provided to staff for board member review. A signature majority of the reviewing board members will be necessary for approval.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 7:**

Request for approval of signage for Valerianne located at 211 Mill Street, NE, (Docket No. BAR-82-13), in the CM Limited Industrial zoning district; filed by Aimee Wedlake of Valerianne.

Amy Wedlake owner of Valerianne and Steve Rigby were present on behalf of the application. Ms. Wedlake stated that her business will neighbor Item No. 6's business, so that their signs will be very similar. She noted that Mr. Rigby will also be fabricating her signage.

Chairman Layer asked if they submitted color samples of the proposed sign. Samples of the proposed materials and colors were passed around for review. Mr. Cheselka stated that he is concerned that the sign will fade out. Ms. Wedlake agreed, stating that she originally chose a darker color to match her business branding; however they are willing to change the color to black to match to the neighboring sign. She has discussed it with staff and understands that the colors are very similar and will be hard to differentiate. Chairman Layer stated that it is up to the applicant as to which color she prefers. Ms. Wedlake stated that she would opt for whichever color that the Board prefers. Chairman Layer stated that the design may appear faint on the sign board. Ms. Wedlake stated that she would then opt for black lettering.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of signage for Valerianne located at 211 Mill Street, NE (Docket No. BAR-82-13) be approved with the font color changed to black.

Motion: Cheselka  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 8:**

Request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE, (Docket No. BAR-83-13), in the C-1 Local Commercial zoning district; filed by Nate Birky of Architecture, Inc.

Nate Birky of Architecture Inc. was present on behalf of the application. Mr. Birky stated that they are representing the Veterinary Surgery Center. The project requires that they run exterior ductwork on the outside of the building from the ground floor to the second story bulkhead. It will be wrapped up in metal panels to match the existing panels that are on the building to cover it up.

Chairman Layer noted that the proposed change has been circled in red on the submitted materials. Mr. Birky answered yes.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE (Docket No. BAR-83-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 9:**

Request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE, (Docket No. BAR-85-13), in the C-1B Pedestrian Commercial zoning district; filed by Allan Wimmer on behalf of Sanctuary on Church, LLC.

Allan Wimmer, Project Manager for the renovation project to the Savia Building was present representing the application. Mr. Wimmer stated that he is presenting a master sign plan for the proposed awnings on the building. There will be a total of six (6) awnings on the building. The awnings will be dark charcoal almost black in color with gray lettering. The lettering

will be similar in color of the trim that was recently approved. Two gooseneck lights will be installed over each awning.

Mr. Cheselka asked why the awnings are not the same size. Mr. Wimmer answered that the tenant space allotted for each tenant differs in size. They have considered different options and have come up with spacing the awnings the same distance, making it less noticeable.

Mr. Baldwin asked for location placement of the proposed lights. Mr. Wimmer answered that they will be placed above the awnings but below the trim at the top of the building. Mr. Baldwin asked how many lights will be installed. Mr. Wimmer answered that there will be twelve (12) lights, two over each awning. Mr. Baldwin asked for samples of the proposed materials. Samples of the proposed materials were passed around for review.

Mr. Baldwin asked if the awnings themselves will be black. Mr. Wimmer answered yes. Mr. Baldwin asked for the lettering color. Mr. Wimmer answered that they will be gray to match the trim color that is on the building. Mr. Baldwin noted that the Vienna Dance Academy signage could be larger. Mr. Wimmer agreed, stating that they had spoken with the business. He noted that they encompass two tenant spaces. They have opted for one awning that reads Vienna Dance Academy once across the awning.

Mr. Wimmer noted that when a new tenant moves in they will be responsible for replacing the entire awning leaving the framing below. All awnings will have to remain the same color. Mr. Flis noted that as it is part of their master sign plan the tenant will be able to have lettering up to 50 percent the width of the awning. While some have been shown to be much smaller a new tenant could come in with something wider that is per the master sign plan. Mr. Baldwin asked how far the awnings will extend out. Mr. Wimmer answered that it will project 2 foot 6 inches. Mr. Baldwin stated that it looked very nice, dressing up the building nicely. He suggested that if they ever decide to revisit the project they may want to consider altering the roofline to soften it up. The awnings are a good accent.

Ms. Hyde noted that the building is looking very nice. She asked if a new tenant wanted to include their logo on the awning would they be sent before Board of Architectural Review. Mr. Wimmer answered yes, stating that the idea is to keep it all the same.

Chairman Layer stated that according to the rendering there is no room to place lights above the awning. Mr. Wimmer stated that there is approximately 12 inches of space available between the bottom of the trim at the top and the awning. Additional discussion followed.

Chairman Layer agreed that the lettering appeared small and was concerned that the gray lettering will make them difficult to read. Although the font style options are nice he asked why they all agreed to such small font styles. Mr. Wimmer answered that a 14 inch valance allows 12 inch lettering to fit. Chairman Layer asked if the rendering depicts the height of the letters rather than the bottom of the valance. Mr. Wimmer answered yes. Additional discussion followed.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE (Docket No. BAR-85-13) be approved as presented.

Mr. Baldwin asked that the motion include that the lights will be spaced as represented to the Board. Mr. Cheselka agreed to include Mr. Baldwin's comments as part of the motion.

Motion as Amended: Cheselka  
Second: Baldwin  
Approved as Amended: 4-0

## **NEW BUSINESS:**

Chairman Layer asked if staff would like a follow-up to the rendering that would accurately depict the signs. Mr. Flis answered that when they make application for their sign permit they would then provide a rendering to staff. Chairman Layer asked if that is the case for each individual space. Mr. Flis answered that each individual tenant will have to come in for their sign permit. If they meet the standards as set forth in the master sign plan, staff can approve it. If not then they will have to present it to the Board.

There being no further business the meeting adjourned at 9:01 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy  
Board Clerk



## BOARD OF ARCHITECTURAL REVIEW

### MINUTES

October 17, 2013

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Paul Layer presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, and Michael Cheselka. Staff members Matthew Flis, Deputy Director for the Department of Planning and Zoning, and Jennifer Murphy, Board Clerk are present. Shirley Damon is absent.

### ROLL CALL:

Ms. Murphy called roll. Shirley Damon is absent. Vice-chair Paul Layer will act as chair.

### APPROVAL OF MINUTES:

There being no questions or comment a motion was in order.

Mr. Cheselka made a motion that the September 19, 2013, meeting minutes be approved as drafted. Ms. Hyde seconded the motion.

Motion: Cheselka  
Second: Hyde  
Approved: 3-0-1

Abstain: Baldwin

### ITEM NO. 1:

Request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE, (Docket No. BAR-70-13), in the CM Limited Industrial zoning district; filed by Aubrey Finke of Butz-Wilbern Ltd. (*This item was deferred at the September 19, 2013 meeting*).

Aubrey Finke of Butz-Wilbern Ltd stepped forward to present. Ms. Finke stated that she presented the application at the September 19<sup>th</sup> meeting. At the time the Board raised two concerns. They felt that there was too much red on the front façade and questioned the durability and maintenance required in painting over a prefinished metal system. Ms. Finke noted revisions for the Board members on the rendering, stating that the amount of red has been reduced by thirteen percent. They have substituted it with a Buckskin color. The Buckskin color is the same color that was proposed to be painted on the masonry that is on the backside of the building.

Ms. Finke presented a photograph of another location that performed similar modifications, stating that she had contacted the property manager and facility owner of the property. Both have indicated that they are required at a minimum of two times a year to inspect the property. One of the points of inspection is to identify peeling paint, which must be replaced on an as needed basis. Maintenance issues are caught during inspections. She noted that paint specifications were also provided for the metal doors. The product has a protective marine coating so that it is meant to be durable.

Mr. Baldwin stated that the proposal looked fine to him and he did not have any questions.

Ms. Hyde stated that she appreciated the applicant's efforts to satisfy the Board's comments.

Mr. Cheselka stated that he had liked the original design that was presented at the last meeting. He stated that the board members had expressed concern using an oil based product. The specifications provided are textbook preparation so that if it is applied as shown the product should last approximately 5-7 years. He stated that although he liked the original presentation he also liked the toned down colors shown in the revision.

There being no further question a motion was in order.

Ms. Hyde made a motion that the request for approval of exterior modifications for Vienna Self Storage located at 300 Mill Street, NE (Docket No. BAR-70-13) be approved as submitted.

Motion: Hyde  
Second: Cheselka  
Approved: 4-0

## **ITEM NO. 2:**

Request for approval of new construction located at 901 Glyndon Street, SE, (Docket No. BAR-73-13), in the C-1 Local Commercial zoning district; filed by Steve Bukont of BFR Construction.

Steve Bukont President of BFR Construction stepped forward to present. Mr. Bukont stated that he is presenting a mixed-use building that will be located at the corner of Glyndon Street and Tapawingo Road SE. It is a commercially zoned property. The intent is to construct a 3-story mixed use building. The two upper levels will have eight (8) live/work units measuring at approximately 1,500 square feet. The first floor will offer 6,000 square feet of commercial space. Parking will be located below ground and will contain all utilities. The site includes a green roof and six foot screened wall in painted masonry. Samples of proposed colors and materials were passed around for review. Mr. Bukont stated that proposed exterior materials include shingles on the first floor and a second story clad in clapboard. The third story will have a galvanized metal roof with a parapet that acts to screen the green roof and provide for guard rail. He noted that the stone veneer sample is for the retaining wall.

Mr. Bukont stated that during the work session held with the Board it was suggested that some architectural features be added to the design. He noted locations of the added architectural features on the rendering. He stated that the site currently has four large trees at the front and several located in the back. Chairman Layer asked if brackets have been added to the rendering. Mr. Bukont answered yes. Chairman Layer noted that they add more dimensionality to the façade. Mr. Bukont agreed, noting the locations of the brackets on the rendering.

Chairman Layer thanked Mr. Bukont for holding a work session with the Board, stating that it was very helpful. He stated that the screen wall looked to be smaller than six feet. Mr. Bukont stated that it is six feet tall. Chairman Layer asked if it the wall where the steps are located. Mr. Bukont noted that he was referring to the screen wall. The wall located at the front of the building is, at its tallest point, 4'-11". The screen wall will be painted masonry. The front wall will be constructed of stone. Additional discussion followed.

Mr. Baldwin apologized for being unable to attend the work session. He asked how the new proposal compares to the design that was previously approved by the Board several years back. Mr. Bukont explained that certain state and town code regulations have changed since receiving approval. He stated that the state now has a separate category for live/work units. Previously the proposal included commercial retail space on the first floor, office space and several residential units to the side on the second floor, and the third floor entirely residential. At the time the Town required that fifty percent of the building operate as commercial. A third of the space has been designated entirely for commercial. The rest of the commercial requirement is met with the live/work units. He stated that the Town also changed their overhang and projection requirements. The previous design included a lot of architectural features that no longer meet town code regulation. Currently, architectural projections can project out no more than 2 ½ feet and are limited to 10 feet in length. He noted the areas where the projections have been removed or altered.

Mr. Baldwin asked if the new design has been presented to the surrounding neighbors. Mr. Bukont answered yes, explaining that he has spoken with the remaining neighbors. Some of the neighbors have sold their properties so that they are developer owned. In that instance he has met with several of the prospective clients of the developer and showed them the design. One of the homes located behind the site is currently on the market. He has met with their real estate agent and told them he is willing to meet with any prospective buyers to review the plan. He stated that everyone has been fine with the design. Any concerns or feedback that he has heard relate to the types of uses that would be allowed in the building. Although the first floor can have a restaurant by right he stated that there are no plans to have one. He would expect either a coffee shop or bakery type of business to operate on the first floor. It will not generate too much traffic, adding to the character of the neighborhood and the upstairs residents. He anticipated more of a challenge when placing uses in the building that are compatible with the upstairs residents. Additional discussion followed.

Mr. Baldwin stated that his opinion remains the same from when the Board first reviewed the site design. He felt that the building is far too dense for the site; however it is a by-right development and Mr. Bukont's efforts have extended well beyond what most land owners would do. Those efforts include sounding out the neighbors. The materials and exterior design appear to be first class quality. He stated that personal feelings aside, he has no objections to the design proposal.

Ms. Hyde thanked Mr. Bukont for holding a work session with the Board. She stated that it was extremely useful as it answered most of her questions. She thanked Mr. Bukont in taking the Board's comments from the work session and incorporating those comments in to the overall design of the structure.

Chairman Layer agreed, stating that it is an interesting corner. Dependent upon what they are the businesses can add to the neighborhood. He stated that it is a nice project. Mr. Bukont thanked Chairman Layer.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of new construction located at 901 Glyndon Street, SE (Docket No. BAR-73-13) be approved as presented.

Mr. Flis noted that Mr. Bukont is in the process of obtaining minor site plan approval, which is administrative. He noted that any decisions made by the Board are conditioned upon the applicant obtaining administrative approval for the minor site plan..

Chairman Layer asked if there will be signs associated with the project that have not been presented. Mr. Bukont agreed, explaining that any tenants desiring a sign will appear individually before the Board. Chairman Layer asked if the landscape plan is included in the approval. Mr. Flis answered yes. Mr. Bukont stated that with respect to signage he will discourage future tenants from placing signs on the building. The only tenant that he would foresee needing a sign will be the ground floor tenant. He does not want signage placed on the parapet of the building.

There being no further discussion Chairman Layer called the question.

Motion: Cheselka  
Second: Hyde  
Approved: 4-0

### **ITEM NO. 3:**

Request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13), in the RTH Townhouse Residential zoning district; filed by Mary Hough of the Regency Ridge Homeowners Association.

Mary Hough representing the Architectural Review Committee with Regency Ridge Homeowners Association stepped forward to present. Ms. Hough introduced Kathleen Stepp, Treasurer of the Association, Bill Fiore, Architectural Review committee member and Joseph Ryder, Landscape Designer with Kane Landscaping. Ms. Hough stated that they are requesting permission to modify their approved landscape plan.

Chairman Layer asked for a brief overview of the previous approval. Ms. Stepp explained that in May of this year they presented replacement of a few sections of trees. Originally, Leland Cypresses were planted when the subdivision was created. They have since replaced them with Cryptomeria and Green Giant Arborvitaes. Four sections of Leland Cypresses remain to be replaced. When they discussed changing out sections of landscaping back in May, the Board suggested that they could provide a complete plan for the entire site. Once they receive approval they could proceed however they wanted to implement those changes. Ms. Stepp stated that they are now back to present a complete landscape plan for the Board's review. She stated that the overall plan includes the four sections of Leland Cypresses that remain to be replaced along Center Street. Additionally, some other areas that they wish to replant within the community.

Mr. Ryder explained that the Leland Cypresses are declining due to disease and being planted too close together. In addition the trees are also growing too close to the sidewalk. The new trees will be spaced farther apart and set further back from the sidewalk so as to not infringe upon the sidewalk. Mr. Ryder submitted a landscape elevation for the Board's review. Additional discussion followed.

Chairman Layer thanked the applicant for the elevation, stating that it was very helpful.

Ms. Hyde agreed, stating that she liked the idea of mixing the textures.

Ms. Stepp noted that their plan includes removing some of the white pines located at the back of the property. They were also, originally planted too close together. They would like to remove the dying trees in order to give the other ones room to grow.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of revisions to the landscape plan for Regency Ridge, located at 100-138 Shepherdson Lane, NE, (Docket No. BAR-84-13) be approved as submitted.

Motion: Baldwin  
Second: Hyde  
Approved: 4-0

#### ITEM NO. 4:

Request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W, (Docket No. BAR-79-13), in the C-2 General Commercial zoning district; filed by Ruth Van Landingham of Service Neon Signs, Inc.

Ruth Van Landingham of Service Neon Signs, Inc. and Guy Paolozzi, owner, were present representing the application. Ms. Van Landingham explained that they are presenting new signage for the business. They would like to change out the current sign panels to reflect the new business. The sign boxes will remain in the same location with no changes.

Mr. Cheselka asked if the cabinets are changing. Ms. Van Landingham answered no.

Mr. Baldwin asked if the background will be in light gray. Ms. Van Landingham answered yes. Mr. Baldwin noted that according to the rendering it looked white. Ms. Hyde noted a different rendering for Mr. Baldwin to review. Mr. Baldwin stated that he has no issue with the main sign. It has a better style to it than the current sign; however, he has concern with the middle sign. The Board has tried to limit slogans or catch phrases on signs. He stated that he is also fine with the sign located at the top of the freestanding sign, which reads *Car and Van Wash*. The bottom sign reads *Full Service*. He noted that the middle sign reads *Home of the Unlimited Wash Inside and Out - Details inside*. Ms. Van Landingham noted that if the owner is willing they could remove some of the verbiage so that it reads *Home of the Unlimited Wash*. Additional discussion followed.

Ms. Hyde agreed that it would be her preference to limit the verbiage and to not increase the starburst designs.

Chairman Layer stated that he too agreed with limiting the verbiage. He stated that the sign is a bit confusing and asked if the expression is typically detailing as opposed to details. Mr. Paolozzi answered that because they were limited on sign space he opted for *Details Available*. He agreed to limit the verbiage on the middle sign. Additional discussion followed and was determined that the bottom sign panel would read *Detailing Available* on the bottom panel with the starburst design removed. The middle panel will have *Home of the Unlimited Wash* with starburst design to remain.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Flagship Carwash Center located at 540 Maple Avenue, W (Docket No. BAR-79-13) be approved with the change that the center panel portion of the sign will read *Home of the Unlimited Wash* and centered proportionally. The bottom sign panel will read *Detailing Available* with lettering in the same sized font as the word *Available*. The starburst insignias will be removed from the bottom sign panel.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

**ITEM NO. 5:**

Request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13), in the C-2 General Commercial zoning district; filed by Cynthia DiMeglio of Birdwatchers Seed and Supply Co., LLC.

Cindy and Jeff DiMeglio, owners of Birdwatchers Seed and Supply Co., LLC, were present representing the application. Ms. DiMeglio stated that they are taking over the former location of the Quilt Shop at 396 Maple Avenue East. They are applying for approval to reface two existing wall-mounted cabinet signs. The size and locations of the signs will remain the same. They are requesting approval to reface the sign panels.

Mr. Baldwin stated that the sign is very much in keeping with the other signs with respect to style and colors. He noted that it is very appropriate and has no questions.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of signage for Birdwatchers Seed and Supply Co., LLC located at 396 Maple Avenue, E, (Docket No. BAR-80-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

**ITEM NO. 6:**

Request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13), in the CM Limited Industrial zoning district; filed by Steve Rigby and Taffy Millar of Damon Framing Studio.

Steve Rigby and Taffy Millar, owner of Damon Framing Studio, were present representing that application.

Mr. Cheselka asked for the size of the lettering. Chairman Layer noted the size on the rendering, which it 2.3 inches tall. Mr. Cheselka stated that it is very small. Mr. Rigby stated that they are willing to increase the letter size; however the frame image around the perimeter of the sign restricts the size. Chairman Layer noted the spacing that is adjacent to the *FS* lettering. If the smaller letters became larger, it would extend the sign to the right and left. They would not need to alter the frame size at all. This could allow them to pick up more size while taking up more of the background space. Mr. Rigby agreed, stating that they would be willing to make the change.

Ms. Hyde agreed, stating that they have such a large sign box available to make a statement about the business. She stated that she liked the design of the sign.

Mr. Baldwin also agreed, stating that he liked the idea of expanding the lower case letters. He stated that they may be able to increase them by 20 to 30 percent for better visibility. Additional discussion followed and it was determined that that the applicant will provide a revised rendering to staff for the board members review and signature.

There being no further questions or discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of signage for Damon Framing Studio located at 213 Mill Street, NE, (Docket No. BAR-81-13) be approved with changes that the letter *B* will be increased to a 6 inch letter height and that the lowercase letters on the *Framing Studio of Vienna* portion of the sign be enlarged to a 4 inch letter height. A revised drawing reflecting the noted changes will be provided to staff for board member review. A signature majority of the reviewing board members will be necessary for approval.

Motion: Hyde  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 7:**

Request for approval of signage for Valerianne located at 211 Mill Street, NE, (Docket No. BAR-82-13), in the CM Limited Industrial zoning district; filed by Aimee Wedlake of Valerianne.

Amy Wedlake owner of Valerianne and Steve Rigby were present on behalf of the application. Ms. Wedlake stated that her business will neighbor Item No. 6's business, so that their signs will be very similar. She noted that Mr. Rigby will also be fabricating her signage.

Chairman Layer asked if they submitted color samples of the proposed sign. Samples of the proposed materials and colors were passed around for review. Mr. Cheselka stated that he is concerned that the sign will fade out. Ms. Wedlake agreed, stating that she originally chose a darker color to match her business branding; however they are willing to change the color to black to match to the neighboring sign. She has discussed it with staff and understands that the colors are very similar and will be hard to differentiate. Chairman Layer stated that it is up to the applicant as to which color she prefers. Ms. Wedlake stated that she would opt for whichever color that the Board prefers. Chairman Layer stated that the design may appear faint on the sign board. Ms. Wedlake stated that she would then opt for black lettering.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of signage for Valerianne located at 211 Mill Street, NE (Docket No. BAR-82-13) be approved with the font color changed to black.

Motion: Cheselka  
Second: Baldwin  
Approved: 4-0

#### **ITEM NO. 8:**

Request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE, (Docket No. BAR-83-13), in the C-1 Local Commercial zoning district; filed by Nate Birky of Architecture, Inc.

Nate Birky of Architecture Inc. was present on behalf of the application. Mr. Birky stated that they are representing the Veterinary Surgery Center. The project requires that they run exterior ductwork on the outside of the building from the ground floor to the second story bulkhead. It will be wrapped up in metal panels to match the existing panels that are on the building to cover it up.

Chairman Layer noted that the proposed change has been circled in red on the submitted materials. Mr. Birky answered yes.

There being no further questions or discussion a motion was in order.

Mr. Baldwin made a motion that the request for approval of exterior modifications for Veterinary Surgical Centers located at 124 Park Street, SE (Docket No. BAR-83-13) be approved as submitted.

Motion: Baldwin  
Second: Cheselka  
Approved: 4-0

#### **ITEM NO. 9:**

Request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE, (Docket No. BAR-85-13), in the C-1B Pedestrian Commercial zoning district; filed by Allan Wimmer on behalf of Sanctuary on Church, LLC.

Allan Wimmer, Project Manager for the renovation project to the Savia Building was present representing the application. Mr. Wimmer stated that he is presenting a master sign plan for the proposed awnings on the building. There will be a total of six (6) awnings on the building. The awnings will be dark charcoal almost black in color with gray lettering. The lettering

will be similar in color of the trim that was recently approved. Two gooseneck lights will be installed over each awning.

Mr. Cheselka asked why the awnings are not the same size. Mr. Wimmer answered that the tenant space allotted for each tenant differs in size. They have considered different options and have come up with spacing the awnings the same distance, making it less noticeable.

Mr. Baldwin asked for location placement of the proposed lights. Mr. Wimmer answered that they will be placed above the awnings but below the trim at the top of the building. Mr. Baldwin asked how many lights will be installed. Mr. Wimmer answered that there will be twelve (12) lights, two over each awning. Mr. Baldwin asked for samples of the proposed materials. Samples of the proposed materials were passed around for review.

Mr. Baldwin asked if the awnings themselves will be black. Mr. Wimmer answered yes. Mr. Baldwin asked for the lettering color. Mr. Wimmer answered that they will be gray to match the trim color that is on the building. Mr. Baldwin noted that the Vienna Dance Academy signage could be larger. Mr. Wimmer agreed, stating that they had spoken with the business. He noted that they encompass two tenant spaces. They have opted for one awning that reads Vienna Dance Academy once across the awning.

Mr. Wimmer noted that when a new tenant moves in they will be responsible for replacing the entire awning leaving the framing below. All awnings will have to remain the same color. Mr. Flis noted that as it is part of their master sign plan the tenant will be able to have lettering up to 50 percent the width of the awning. While some have been shown to be much smaller a new tenant could come in with something wider that is per the master sign plan. Mr. Baldwin asked how far the awnings will extend out. Mr. Wimmer answered that it will project 2 foot 6 inches. Mr. Baldwin stated that it looked very nice, dressing up the building nicely. He suggested that if they ever decide to revisit the project they may want to consider altering the roofline to soften it up. The awnings are a good accent.

Ms. Hyde noted that the building is looking very nice. She asked if a new tenant wanted to include their logo on the awning would they be sent before Board of Architectural Review. Mr. Wimmer answered yes, stating that the idea is to keep it all the same.

Chairman Layer stated that according to the rendering there is no room to place lights above the awning. Mr. Wimmer stated that there is approximately 12 inches of space available between the bottom of the trim at the top and the awning. Additional discussion followed.

Chairman Layer agreed that the lettering appeared small and was concerned that the gray lettering will make them difficult to read. Although the font style options are nice he asked why they all agreed to such small font styles. Mr. Wimmer answered that a 14 inch valance allows 12 inch lettering to fit. Chairman Layer asked if the rendering depicts the height of the letters rather than the bottom of the valance. Mr. Wimmer answered yes. Additional discussion followed.

There being no further questions or discussion a motion was in order.

Mr. Cheselka made a motion that the request for approval of exterior modifications and a master sign plan for the Savia Building located at 107-115 Church Street, NE (Docket No. BAR-85-13) be approved as presented.

Mr. Baldwin asked that the motion include that the lights will be spaced as represented to the Board. Mr. Cheselka agreed to include Mr. Baldwin's comments as part of the motion.

Motion as Amended: Cheselka  
Second: Baldwin  
Approved as Amended: 4-0

## **NEW BUSINESS:**

Chairman Layer asked if staff would like a follow-up to the rendering that would accurately depict the signs. Mr. Flis answered that when they make application for their sign permit they would then provide a rendering to staff. Chairman Layer asked if that is the case for each individual space. Mr. Flis answered that each individual tenant will have to come in for their sign permit. If they meet the standards as set forth in the master sign plan, staff can approve it. If not then they will have to present it to the Board.

There being no further business the meeting adjourned at 9:01 PM.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Jennifer M. Murphy".

Jennifer M. Murphy  
Board Clerk